Havant BOROUGH COUNCIL

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Mr Gard
ACE Designs
143 Station Road
Liss
Hants
GU33 7AJ

For: Mr Robinson

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/12/00073
Site Address: 2 New Road, Havant, PO9 1DE
Proposal: First floor extension to garage to provide additional storage; rear extension and conversion of whole to home office space.

Further to your application received on 20 January 2012, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

(i) The plans and other documents submitted with your application; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Design and Access Statement received 20 January 2012
- Site Plan and Block Plan OS licence No.01364136 received on the 20 January 2012
- Site Layout Plan as existing drwg.no. 111102/02 received on the 20 January 2012
- Site Layout Plan as proposed drwg.no. 111102/02 received on the 20 January 2012
- Elevations of Existing Garage drwg.no. 111102/03 received on the 20 January 2012
- Proposed Floor Plan drwg.no. 111102/04 received on the 20 January 2012
- Proposed Ground Floor Plan drwg.no. 3557/2- rev.b received on the 17 January 2012

- Proposed Elevations drwg.no. 111102/05 rev.a received on the 7 March 2012
- Email with additional information regarding the use of the proposed home office received on the 7 March 2012

Reason: - To ensure provision of a satisfactory development.

3 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

4 The building hereby permitted shall be used only as a home office by the occupiers of the main dwellinghouse and as such shall not be used independently of the main dwelling house for any other business, commercial or industrial purposes whatsoever.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies CS16, DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

5 The home office hereby permitted shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: The site is located in close proximity to the Portsmouth to London (Waterloo) railway line and to the B2149 (New Road) , planning permission for housing should not normally be granted as it would result in an unacceptably poor living environment for the occupiers and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to Planning Policy Guidance 24 (Planning and Noise).

6 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site in accordance with the approved site plan and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development
DM9	Development in the Coastal Zone

National Policies

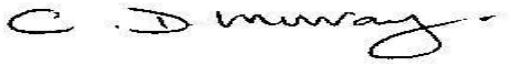
PPG13 (Transport)
PPG24 (Planning and Noise)
PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on neighbours, highway implications and the design and effect on the streetscene. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

16 March 2012