



To:
Mr A Brown
Dwell Design Ltd
28 Beaconsfield Avenue
Cosham
Portsmouth
Hants
PO6 2PT

For: Mr M Smyth

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 09/74127/000
Site Address: 10 Wellesley Close, Waterloooville, PO7 7JD
Proposal: Single storey rear extension.

Further to your application received on 24 December 2009, which was valid from 11 January 2010, 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 Construction of the extension hereby permitted shall not commence until samples and details of all external facing and roofing materials including those of the roof lights have been 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

- 3 The existing hedge along the southern boundary of the site shall be retained and reinforced where necessary to the height of the top of the window approved in the side elevation for the depth of the extension and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to that part of the boundary and to protect the amenities of the neighbouring property and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the side elevations without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

- D1 (High Quality Design)
- L6 (Conservation and Protection of Existing Natural Features)

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 appropriateness of the design, the effect on the streetscene and the effect on the neighbouring properties. 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.

Mrs J A Batchelor
Head of Development & Technical
Services

08 March 2010



Mr A Brown
Dwell Design Ltd
28 Beaconsfield Avenue
Cosham
Portsmouth
PO6 2PT

Our Ref: APP/10/00222
Direct Line: (023)9244 6522
Ask For: Mrs Sally Smith
Email: planning.development@havant.gov.uk
08 June 2010

Dear Sir/Madam

Site Address: 10 Wellesley Close, Waterloooville, PO7 7JD

Proposed Development: Discharge of Condition No. 2 of Planning Permission 09/74127/000.

Thank you for your request to discharge conditions which was received by the Council on 01 June 2010, and is being dealt with by Mrs Sally Smith who may be contacted on the above number.

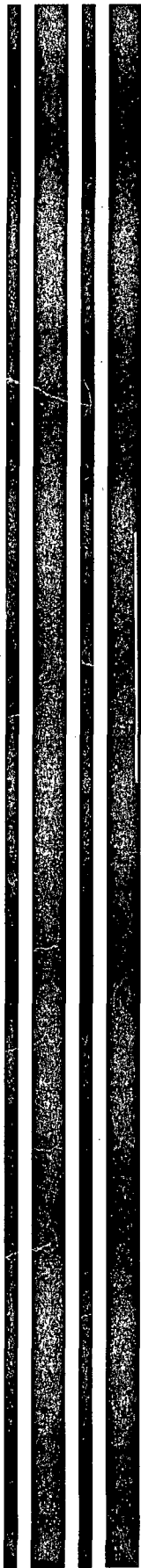
Your request was made valid on 07 June 2010 therefore the Council expects to reach a decision by 02 August 2010. However, if you do not receive notice of the decision or agree in writing that the period for reaching a decision may be extended you are entitled to a refund of your fee. In addition you are entitled to appeal to the Secretary of State in accordance with Section 78 of the Town & Country Planning Act 1990.

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pes. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Yours faithfully

C A Lyons

Mr Chris Lyons
Development Services Manager
Our Ref:APP/10/00222



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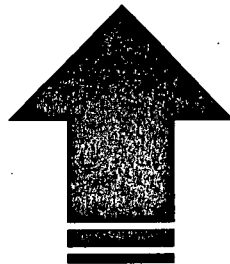


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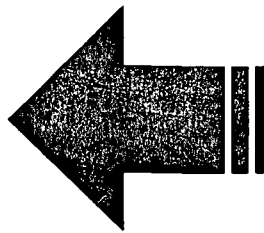


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