



Havant
BOROUGH COUNCIL

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Mr T Day
20 Orchard Road
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/11/01335

Site Address: 20 Orchard Road, Havant, PO9 1AU

Proposal: Erection of a two storey rear extension following demolition of existing conservatory and utility room.

Further to your application received on 08 August 2011 which was valid from 23 August 2011 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.
- (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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 3 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site 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.

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- 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 north facing roof slope 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 policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

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

- Plan 1 Block Plan
- Plan AE100 Existing ground floor plan
- Plan AE101 Existing first floor plan
- Plan AE102 Existing south elevation
- Plan AE103 Existing west elevation
- Plan AE104 Existing north elevation
- Plan AE105 Existing east elevation
- Plan AE106 Existing long section
- Plan AE107 Existing cross section
- Plan AP001 Proposed ground floor
- Plan AP002 Proposed first floor
- Plan AP009 Proposed roof plan
- Plan AP003 Proposed south elevation
- Plan AP004 Proposed west elevation
- Plan AP005 Proposed north elevation
- Plan AP006 Proposed east elevation
- Plan AP007 Proposed long sections
- Plan AP008 Proposed cross section

Reason: - To ensure provision of a satisfactory development.

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

CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)

The Council considers, having regard to the objectives of these policies and proposals, 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 neighbouring properties, the effect on the character of the surrounding area, highway issues. 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.

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- (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.

for 

Mr Chris Murray
Service Manager (Planning Development)

18 October 2011