Havant BOROUGH COUNCIL

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Mr Wilkes
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For: Mr D Richardson

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

Application Number: APP/11/01095
Site Address: 36 The Thicket, Widley, Waterlooville, PO7 5JL
Proposal: New attached garage to side of house and block paving to drive.

Further to your application received on 03 June 2011, which was valid from 28 June 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 regard to 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 external materials to be used shall match in type, colour and texture those on the existing building.
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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
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 policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

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

- Location and Site Plan No.11015/402 revB received on the 19 August 2011
- Existing Elevations and Roof Plan No.10015/1401 revA received on the 28 June 2011
- Proposed Elevations and Roof PlanNo.10015/400 revA received on the 28 June 2011
- Manufacturers specifications detailing Marshalls permeable paving received 18 August 2011

Reason: - To ensure provision of a satisfactory development.

5 The extent of the drive to be created to the front of the site shall be restricted to that shown on approved drawing 11015/402 Rev B, and the existing mixed hedge planting along the southern and western boundaries of the site shall be retained and reinforced where necessary to a minimum height of 1.5 metres and to a standard consistent with good arboricultural practice.
Reason: To accord with the terms of the application hereby approved and to ensure the maintenance of screening to the site in the interests of the appearance and character 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.

6 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 southern elevation of the garage 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.

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 District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011
CS16 High Quality Design

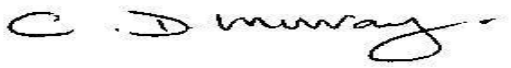
National Policies
PPG13 (Transport)
PPS 1 (Delivering Sustainable Development)
PPS25 (Development and Flood Risk)

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, the nature of the development and the effect on the existing property and 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)

21 October 2011