Havant BOROUGH COUNCIL

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Mr A Sayle
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7 The Causeway
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For: Mr & Mrs McGlinchey

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

Application Number: APP/11/01174
Site Address: 178 Stakes Hill Road, Waterlooville, PO7 7BS
Proposal: Single storey side/rear extension to outbuilding (retrospective application).

Further to your application received on 22 June 2011, which was valid from 27 September 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; and

(ii) The following conditions:

Conditions:

1 The weatherboarding on the extension hereby approved shall be stained or painted in 'Ronseal, medium oak' or an equivalent of the same colour within 2 months of the date of the decision notice.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework and PPS 1.

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

Drawing 001 - 1:100 Proposed plan view / 1:500 block plan
Drawing 002 - Elevations
Drawing 003 - Elevations
Drawing 004 - Location plan
Drawing 005 - Original floorplan
Drawing 006 - Current floorplan
Drawing 006 - Roofplan showing current velux-type windows
Drawing 007 - Elevation showing velux-type windows
Drawing 008A - Elevation showing velux-type windows
Appendix 1 Photographs of the outbuilding and garden

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
DM10	Pollution

National Policies

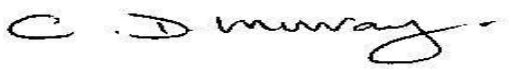
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)

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 the appropriateness of design 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.



Mr Chris Murray
Service Manager (Planning Development)

26 March 2012

Our Ref: APP/11/01174