Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mrs Bax
HSB Planning and Design
2 Solent View
Portchester
Fareham, Hants
PO16 8HE

For: Mrs Beck

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

Application Number: APP/12/00109
Site Address: 49B Silvester Road, Waterlooville, PO8 8TJ
Proposal: Rear conservatory. (Retrospective application.)

Further to your application received on 30 January 2012, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 Within 3 months of the date of this notice of permission all the top light windows in the west (side) elevation of the conservatory hereby approved shall be glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. Thereafter the obscure glazing shall be permanently maintained in accordance with this condition.
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.

2 Within 3 months of the date of this notice of permission, a section of fencing immediately to the west of the conservatory hereby approved at the west boundary with No. 51 Silvester Road, shall be increased in height in accordance with details of its design, height, length, and means of support which shall first be submitted to and approved in writing by the Local Planning Authority. This fencing shall then be permanently retained and kept in a good state of repair. This condition shall apply notwithstanding any information contained in the current application.
Reason: In the interests of the amenities of the occupiers of nearby property, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Original and Existing Floor Plans
Original and Existing Elevation Plans
Original and Existing Roof Plans

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

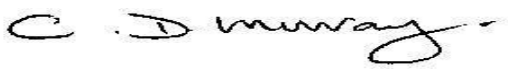
National Policies
PPS 1 (Delivering Sustainable Development)

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 residential amenity and the character of the area. 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.gvo.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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

26 March 2012

Our Ref: APP/12/00109