Havant BOROUGH COUNCIL

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Mrs Ford
Angela Ford Plans
8 Cremyll Close
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For: Mr & Mrs Palmer

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

Application Number: APP/12/00173
Site Address: 14 Ha'penny Dell, Waterlooville, PO7 5RQ
Proposal: Rear conservatory.

Further to your application received on 16 February 2012, which was valid from 24 February 2012, 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 bricks to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing with 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 The National Planning Policy Framework, March 2012.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan dated 16th February 2012
Exisitng floor plan dated 24th February 2012
Proposed floor plan dated 24th February 2012
Existing and proposed north elevation dated 20th February 2012
Existing and proposed east and west elevations dated 20th February 2012
Plans indicating floor levels dated 20th February 2012

Reason: - To ensure provision of a satisfactory development.

4 Construction of the development shall not commence until details of measures to be taken to prevent damage to the adjacent public sewer have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
Reason: To prevent damage to the adjacent public sewer and having due regard to saved Policy PC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and the National Planning Policy Framework 2012.

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 The National Planning Policy Framework, March 2012.

Havant Borough District Wide Local Plan 1996-2011
PC3 (Protection of Water Quality)

Havant Borough Core Strategy 2011
CS16 High Quality Design

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, 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 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.

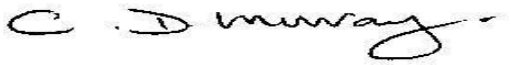
(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's 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.

(4) With regard to Condition 4, you are advised that the existing development lies over a public foul sewer and the development may affect a public surface water sewer, and therefore **before any decision is taken to build the conservatory** you are advised to contact Southern Water for further advice. Southern Water may be contacted via Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (Tel 01962 858688).

This planning permission must not be construed as granting any approval for the building over of the sewer that may be required under any other legislation.



Mr Chris Murray
Service Manager (Planning Development)

20 April 2012