



Havant
BOROUGH COUNCIL

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Mr Thomas
1 Braishfield Road
Havant
PO9 2HS

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

Application Number: APP/12/00487

Site Address: 1 Braishfield Road, Havant, PO9 2HS

Proposal: Construction of 2No. 2 bed flats (as alternative to previous Planning Permissions APP/11/01177 and APP/11/01535), together with single storey rear extension to existing house.

Further to your application received on 08 May 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 your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 2 The development hereby approved shall be constructed strictly in accordance with the details outlined in the Arboricultural Statement received on the 8th May 2012.
Reason: To safeguard the continued health and presence of existing trees and vegetation and protect the amenities of the locality and having due regard to policy DM8 of the Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 9.

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

Location plan Ref BR04/08 Rev A
Red and blue line plan Ref BR04/08 Rev B
Proposed site layout Ref BR04/01 Rev A
Proposed ground floor layout BR04/02 Rev A
Proposed first floor layout BR04/03 Rev A
Proposed roof plan BR04/12 Rev A
Proposed front and rear elevations BR04/05 Rev A
Proposed side elevations BR04/07 Rev A
Topographical survey Ref 11021
Existing tree survey Ref BR04/09 Rev A
Tree protection plan BR04/10 Rev A
Parking layout, parking of construction vehicles, surfacing, landscaping, position of storage compound Plan Ref 212/25/20
Letter dated 27th June 2012 regarding materials
Design and access statement received 8th May 2012
Arboricultural Assessment received 8th May 2012
Transport Statement received 8th May 2012
Flood Risk and Drainage Statement 9th May 2012

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 The National Planning Policy Framework, March 2012.

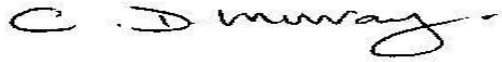
Havant Borough Core Strategy 2011

CS14	Efficient Use of Resources
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 design, the effect on the character of the streetscene, the effect on the neighbouring properties, highways and the effect on trees. 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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

17 August 2012