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

For: Mr Moss

To:
Mr Paige
14 Bristol Road
Southsea
Hants
PO4 9QH

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

Application Number: APP/11/01175
Site Address: 6 Trefoil Close, Waterlooville, PO7 8HB
Proposal: First floor side extension.

Further to your application received on 22 June 2011, which was valid from 18 July 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 in connection with 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 first floor side window on the eastern elevation of the building hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;

ii) at all times be and remain 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.

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.

4 Notwithstanding any information contained in the current application no development, including site clearance, shall commence until a detailed statement based on submitted application and tree reports has been submitted to and approved in writing by the Local Planning Authority. The statement must include necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837:2005), details of service trenching and excavation, storage of materials and measures to avoid and mitigate root compaction and pressure for future reduction and removal of trees. It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.
Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

5 The existing garage together with the two parking spaces shown in the front garden area by plan drawing no. BM/2011/02, which was received by the Local Planning Authority on 23rd June 2011, shall be kept available for the parking of cars at all times unless the Local Planning Authority gives prior written approval for any variation.
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 local amenities 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.

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

BM/2011/01
BM/2011/02
BM/2011/03

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 the design and the appearance, the effect on trees, the effect on neighbouring amenity and highway matters. 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.

Julia Potter
Executive Head of Planning and Built Environment

09 September 2011