



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

PWP Architects Ltd
61 South Street
Havant
PO9 1BZ

For: Mrs Short

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

Application Number: APP/12/00548

Site Address: 14 South Street, Havant, PO9 1DA

Proposal: Single storey rear extension.

Further to your application received on 25 May 2012, which was valid from 01 June 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 regards 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by 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 National Planning Policy Framework, March 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 25 May 2012
Site Location and Block Plan drwg. no 4902-1000 rev. B received 1 June 2012
Existing and Proposed site layout drwg.no 4902-1200 rev A received 25 May 2012
Existing and Proposed roof plan drwg.no 4902-1201 rev A received 25 May 2012
Existing elevations drwg.no 4902-1300 rev A received 25 May 2012
Existing elevations drwg.no 4902-1301 rev A received 25 May 2012
Existing elevations drwg.no 4902-1302 rev A received 25 May 2012

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Proposed floor plans drwg.no 4902-1202 rev A received 25 May 2012
Proposed Elevations drwg.no 4902-1303 rev A received 25 May 2012
Proposed Sections drwg.no 4902-1400 rev A received 25 May 2012
Proposed Sections drwg.no 4902-1401 rev A received 25 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

CS11 Protecting and Enhancing the Special Environment and Heritage of
Havant Borough
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 effect on the streetscene and conservation area, and the effect on 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/pes.
- (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) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of a public sewer. A formal application for connection to the public sewerage system may also be required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk for further advice in relation to these matters which, if unresolved, may affect the success of any Building Regulations application submitted for this development.



Mr Chris Murray
Service Manager (Planning Development)
27 July 2012

