Havant BOROUGH COUNCIL

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Mr Galloway
Peter Galloway Partnership
8 - 10 Burgan House, East Street
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For: Mr Garrod

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

**Application Number:** APP/12/00230
**Site Address:** 40 Grove Road, Havant, PO9 1AR
**Proposal: Single storey double garage, including removal of trees located with St Faiths Conservation Area.**

Further to your application received on 01 March 2012, which was valid from 02 March 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 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 Construction of the garage hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form 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:

- Site Plan OS licence No.1000047474 received on the 1 March 2012
- Site Block Plan drwg.no 09/101/B01 received on the 1 March 2012
- Design, Access and Heritage Statement received 1 March 2012

- Existing Floor Plans drwg.no 09/101/02 received on the 1 March 2012
- Proposed Elevations and Floor Plans drwg.no 09/101/01 rev.d received on the 13 April 2012
- Arboricultural Impact Appraisal and Method Statement recived 1 March 2012

**Reason:** - To ensure provision of a satisfactory development.

4 The trees to be felled shall be replaced by 2No. Field Maples and 1No. Jackmonti Birch to be planted in accordance with the details on plan 09/101/01 rev.d submitted 13 April 2012 and shall be planted in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice, unless otherwise in accordance with a timetable agreed with the Local Planning Authority. Any trees that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved, unless agreed otherwise by the Local Planning Authority in writing.
**Reason:** To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework

5 The replacement planting specified in condition 4 above shall be completed prior to the garage being bought into use.
**Reason:** To conserve and safeguard the visual amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

6 The garage hereby permitted shall be retained and kept available for the parking of cars and cycles at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
**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 highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 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 Core Strategy 2011

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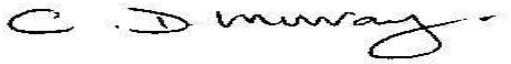
|---|---|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design |
| DM13 | Car and Cycle Parking on Residential Development |
| DM8 | Conservation, Protection and Enhancement of Existing Natural Features |

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 effect on neighbours, highway implications, design and effect on the streetscene 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.



Mr Chris Murray
Service Manager (Planning Development)

26 April 2012

Our Ref: APP/12/00230