Havant
BOROUGH COUNCIL

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To:
Mr D W Marsh
D W Marsh Architectural Design
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For: Dr J Sargent

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

Application Number: APP/11/00041
Site Address: South Africa Lodge, Stakes Hill Road, Waterlooville, PO7 7LA
Proposal: Extension of time limit for implementation of Planning Permission 04/56387/012 relating to a single storey extension to south east elevation and alterations to existing bungalow.

Further to your application received on 10 January 2011, which was valid from 20 January 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 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south east elevation without the prior written approval of the Local Planning Authority.
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 No development including site clearance shall commence on the site until all trees, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing such as to enclose all parts of the land cross hatched green on approved drawing no. JF077 TP1. Such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11(4) and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 No development hereby permitted shall commence until plans and particulars specifying the finished levels (above ordnance datum) of the proposed courtyard area to the south west of the bungalow in relation to the south west boundary and the floor level of the bungalow have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interest of the amenities of occupiers of neighbouring properties and having due regard to policies To ensure the appearance of the development is satisfactory and having due regard to policies CS16, of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework

6 No development hereby permitted shall commence until further details regarding the species and sizes of the proposed screen planting to be provided between points X-X and further details regarding the species and sizes of the proposed planting to be retained and additional planting provided between points Y-Y on approved drawing no. JF077 TP1 of permission 04/56387/12 and block plan of APP/11/00041 shall have been submitted to, and agreed in writing by, the Local Planning Authority. The development hereby permitted shall not be brought into use prior to the completion of the installation of all planting as is thus approved by the Local Planning Authority. At all times thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policiesCS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9

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

CS11(4)	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS16	High Quality Design
CS20	Transport and Access Strategy
CS21	Developer Requirements
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

National Policies

PPG13	(Transport)
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 visual impact, the impact on neighbouring properties, access and parking and trees and planting. 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) This permission is subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 01 December 2005 which limits occupation of the bungalow (existing and extended as hereby permitted) to either staff of South Africa lodge or a patient of south Africa Lodge (who meeds the admission criteria and conditions of residence).

(5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated March 2011 which requires a contribution of £380 to the County Transport Strategy.

Julia Potter
Executive Head of Planning and Built Environment

17 March 2011

Our Ref: APP/11/00041