Havant BOROUGH COUNCIL

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Mr M Wilkes
4 Queensgate
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For: Mrs S Pennington

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

Application Number: APP/11/01496
Site Address: 10 Southleigh Road, Havant, PO9 2RS
Proposal: Re-build thatched cottage after fire damage; replacement of rear wall, new roof construction including thatch, infill extensions to ground floor to NE and SE corners.

Further to your application received on 04 October 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 works to which this Planning Permission relates must be begun within a period of 5 years beginning with the date on which Planning Permission is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Construction of development hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

3 Prior to the commencement of the development hereby approved, a repair specification and method statement for the consolidation and repair of the principal front elevation shall be submitted to, and approved in writing by the Local Planning Authority. All work shall thereafter be carried out in full accordance with the approved statement unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1 and 5.

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

- Plan 100 Site survey
- Plan 101 Location and site plan
- Eaves detail
- Casement window detail page 1
- Casement window detail page 2
- Plan 301 Original elevations
- Plan 201 Original floor plans
- Plan 200D Proposed ground floor plan
- Plan 300B Proposed elevations
- Plan 400A Proposed sections

Design, access and heritage statement Rev B

Reason: - To ensure provision of a satisfactory development.

5 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing tree on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 4 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 5.

6 Construction of the development hereby permitted shall not commence until details of the windows including 1:20 scale elevations and sections have been submitted to and approved in writing 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 CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 5.

7 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents 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 23.

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	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

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 5	(Planning for the Historic Environment)
PPS 9	(Biodiversity and Geological Conservation)

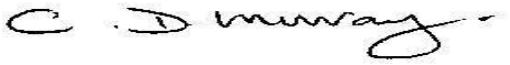
The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of design, the effect on the character of the area, the effect on the neighbouring properties, the effect on TPO and highways. 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) The front elevation requires careful consolidation and repair to address any affects from the fire and to address past ill conceived repairs. The involvement of a suitable specialist is required to advise on such matters. The Local Planning Authority welcomes the applicant's early engagement of The Lime Centre to advise on mortar repairs.



Mr Chris Murray
Service Manager (Planning Development)

29 November 2011

Our Ref: APP/11/01496