Havant
BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Mr D Tagg
52 Ivar Gardens
Basingstoke
Hants
RG24 8YD

For: Mrs J Cowan

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

Application Number:APP/10/00565
Site Address:161 Park Avenue, Waterlooville, PO7 5EY
Proposal:**Retrospective Application for the erection of stilted playhouse.**

Further to your application received on 25 August 2010 which was valid from 23 September 2010 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission for a limited period expiring 31 March 2016** 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, as supplemented by additional information received on 15 October 2010; and

(ii) The following conditions:

Conditions:

1 This permission shall be for a limited period expiring 5 years after the date of the decision notice, on or before which date the treehouse shall be permanently removed from the site unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The treehouse is not of a type not considered suitable for permanent retention 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.

2 The privacy screen which incorporates green netting, marked with 'x's on 'photograph 1' hereby approved shall be retained at all times.
Reason: In the interests of the amenities of the neighbouring property and having due regard to policy CS16 of the Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

3 The treehouse hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

4 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Photograph 1 side elevation incorporating privacy screen
- Plan 1 Front elevation
- Plan 2 Rear elevation
- Plan 3 Side elevation
- Plan 4 Side elevation

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
DM10 Pollution

National Policies
PPS 1 (Delivering Sustainable Development)
PPS25 (Development and Flood Risk)

The Council considers, having regard to the objectives of these policies and proposals, 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 the effect on the 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 Town and Country Planning Act, 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

13 June 2011