Havant BOROUGH COUNCIL

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Mr Marples
The Martin Ralph Group
11 Dragoon House Hussar Court
Brambles Business Park
Waterlooville
Hants
PO7 7SF

For: Mr & Mrs Apperley

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

Application Number: APP/12/00004
Site Address: 2 Pembury Road, Havant, PO9 2TS
Proposal: First floor rear extension.

Further to your application received on 03 January 2012, which was valid from 10 January 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 regard 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.
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 The home office window at first floor level in the east elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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

- Site Plan received 10 January 2012 OS No. 100020449
- Existing Ground and First Floor Plans, Roof Plan, Elevations and Location Plan Drawing No. 11/2PR/PM/PBR/01 received on the 10 January 2012

Proposed Ground and First Floor Plans, Roof Plan, Elevations and Location Plan Drawing No. 11/2PR/PM/PBR/03 received on the 24 February 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 Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

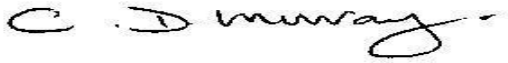
The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on neighbours and the design and effect on the streetscene. Having taken into account 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) You are advised that the first floor window within the eastern elevation of the dwelling house, serving a home office, has been conditioned to be obscurely glazed and remain fixed shut with top light opening only. In order for this arrangement to work in terms of the Building Regulations with regard to emergency escape access, provision for means of escape from the home office must be provided internally within the dwelling house. Such provision could be provided either as a partition door between the home office and one of the adjacent bedrooms or in the form of a lobby arrangement; incorporating an additional door from the main landing area; this creating a lobby area to the bedroom to the front of the house and the home office. For further advice on this matter you are advised to contact the Building Control team at Havant Borough Council.



Mr Chris Murray
Service Manager (Planning Development)

06 March 2012