Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

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

For: Mr & Mrs Howes

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

Application Number: APP/11/01810
Site Address: 27 Grove Road, Havant, PO9 1AR
Proposal: Single storey side extension with monopitch roof; loft conversion to include revised fenestration; replacement detached garage; new vehicular access onto Grove Road and section of 2.2m wall/fencing to north east boundary and enclosure of open space.

Further to your application received on 24 November 2011, which was valid from 29 November 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 Construction of the extension and garage, and enclosure of the open space hereby permitted shall not commence until samples and details of all the following materials have been submitted to and approved by the Local Planning Authority:

(a) external facing and roofing materials
(b) windows
(c) boundary fencing and walls.

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, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

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

11/125/JR/02D - Existing Plans and Block and Location plans
11/125/JR/03E - Proposed Floor Plans
11/125/JR/04D - Elevations 1 of 4 Front Elevation - existing and proposed
11/125/JR/05D - Elevations 2 of 4 Rear Elevation - existing and proposed
11/125/JR/06B - Elevations 3 of 4 West Elevation - existing and proposed
11/125/JR/07B - Elevations 4 of 4 East Elevation - existing and proposed
11/125/JR/08B - Cross Sections - existing and proposed
11/125/JR/09D - New Drive Proposal
Design and Access Statement January 2012 Rev.03

Reason: - To ensure provision of a satisfactory development.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the boundary treatments provided to the southern (Grove Road) and north eastern (Public Footpath) boundaries of the site shall not at any time exceed those heights stipulated on approved drawing 11/125/JR/03E (Proposed Floor Plans) without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the extent of hardsurfacing formed to the site on the area of former open space shall not at any time exceed that shown on approved drawing 11/125/JR/03E (Proposed Floor Plans) without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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
DM9	Development in the Coastal Zone

National Policies

PPG17	(Planning for Open Space, Sport and Recreation)
PPS 1	(Delivering Sustainable Development)
PPS 5	(Planning for the Historic Environment)

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 character and appearance of the Conservation Area and the effect on residential amenity. 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.

Our Ref: APP/11/01810

(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 proposed new 1800mm high, close-boarded fence along this boundary should be erected along the existing boundary line and not encroach into the legal width of the footpath.

(5) There must be no surface alterations to the footpath, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.

(6) Nothing connected with the development or its future use should have an adverse effect on the footpath, which must remain available for public use at all times. In particular no builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

13 February 2012

Our Ref: APP/11/01810