

To:
Pario Designs Ltd
11 Protea Gardens
Titchfield
Hants
PO14 4TJ

For: Mr & Mrs Poynter

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 07/51836/004

Site Address: 46 Rowlands Avenue, Waterloooville, PO7 7RU

Proposal: Erection of second storey side extension.

Further to your application received on 29 August 2007, which was valid from 02 October 2007, 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 D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.



- 4 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 north east elevation at first floor level 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 D1 of the Havant Borough District Wide Local Plan 1996-2011.

Other Important Information:

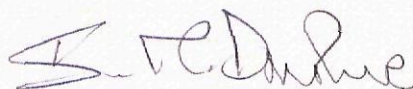
In reaching its decision the Council has had regard to the following policy:-

Havant Borough District Wide Local Plan 1996-2011

D1 High Quality Design

The Council considers, having regard to the objectives of this policy, 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 and effect on the streetscene, the effect on the neighbouring properties and parking implications. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 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 Department for Transport Local Government and the Regions, 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.
- (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.



Mrs J A Batchelor
Head of Development & Technical Services

14 November 2007

Our Ref: 07/51836/004



**HOUSEHOLDER
APPLICATION
for Full Planning Permission**

07/51836/004

For Office Use Only

Form 11

Date Received:

HAVANT BOROUGH
COUNCIL

29 AUG 2007

RECEIVED

Please read the accompanying notes and complete the form in type or block letters

You may use this form when applying for permission to carry out the following work at EXISTING houses, bungalows, flats and maisonettes: (Please tick box)

- | | |
|---|---|
| ☒ extension | ☐ boundary fence or wall |
| ☐ loft conversion/dormer window | ☐ new or altered access |
| ☐ garage or outbuilding | ☐ placing a satellite/radio aerial |
| ☐ ancillary living accommodation | ☐ porch |

Form 1, which may be obtained from your Local Council, must be completed for applications relating to new dwellings or any change of use of the property including a sub-division into flats or the provision of independent living accommodation.

1 Name and Address of Applicant (please state Mr, Mrs, Miss etc)

Name MR & MRS POYNTER
Address 46 ROWLANDS AVENUE, WATERLOOVILLE, HAMPSHIRE
Postcode PO7 7RU Daytime phone No. X

2 Name and Address of Agent (please state Mr, Mrs, Miss etc)

Name PARIO DESIGN LIMITED
Address 11 PROTEA GARDENS, TITCHFIELD, HAMPSHIRE
Postcode PO14 4TS Daytime phone No. 01329 846836

3 Address of Property

46 ROWLANDS AVENUE, WATERLOOVILLE,
HAMPSHIRE
Post Code PO7 7RU

4 Brief description of proposed work (eg two storey rear extension)

ERECTION OF SECOND STOREY SIDE EXTENSION

28 SEP 2007

RECEIVED

07/51836/004

5 Interest in land (please tick appropriate box)

Freeholder ☒

Lessee ☐

Prospective purchaser ☐

Other (please specify).....

Does the applicant own or control any adjoining land?

Yes/No

6 Access to highway (please delete as applicable)

Is new access to highway proposed? Vehicle ~~Yes~~/No Pedestrian ~~Yes~~/No

Is an existing access to be altered? Vehicle ~~Yes~~/No Pedestrian ~~Yes~~/No

7 Trees (please delete as applicable)

Is it proposed to fell any trees ~~Yes~~/No or remove hedgerows? ~~Yes~~/No

8 Materials

Please state materials to be used, where applicable, for

External walls BRICKWORK / PENDER Colour AS EXISTING

Roofing ROOF TILES Colour AS EXISTING

Boundary fence/wall N/A Colour N/A

I apply for permission in accordance with the above particulars and attached plans* and I enclose the fee of £.135.-

(cheque/cash/postal order) (*delete if not enclosed)

Signed [Signature]

Date 23-08-07

Checklist (please tick)

The following documents are enclosed:

- (i) 4 copies of this form, signed and dated
- (ii) 1 copy of ownership certificate
- (iii) Application fee

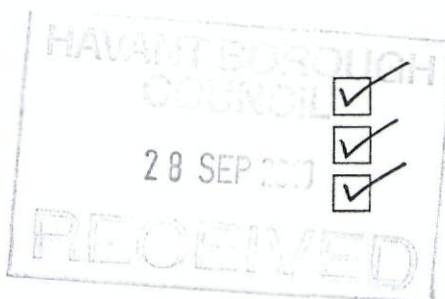
If no fee is enclosed please state the reason:

X
(iv) 4 copies of scaled plans

(a) location plan with application site outlined in red showing relationship of property to other development in the vicinity

(b) site layout plan

(c) floor plans and elevations



This application should be submitted (and cheques or postal orders made payable) to the Local Council in which the applications located

CERTIFICATE UNDER ARTICLE 7

This certificate relates to proposed development at (a) 46, POWMANOR AVENUE
WATERLOOVILLE, HAMPSHIRE PO7 7RU.

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

07/51836/004

- *1 On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

- *1. I have/The applicant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.

Owner's name (b) Address at which notice was served Date on which notice was served

AND

SECTION 2

Agricultural Holdings Certificate

- *2. None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- *2 I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Agricultural tenant's name (c) Address at which notice was served Date on which notice was served

Signed..... MR & MRS PAYNTER

*On behalf of..... MR & MRS PAYNTER

Date..... 23.08.07



- (a) please give the application site address.
- (b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the sole freehold owner of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

- (c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.



Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

**THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2000 (AS AMENDED)**

Pario Design Ltd
11 Protea Gardens
Titchfield
Hants
PO144TJ

08/03137/FP

NOTICE OF CONDITIONAL PASSING OF BUILDING CONTROL PLANS

Site Address: 46 Rowlands Avenue, Waterlooville, PO7 7RU

Proposed Works: First floor side extension.

I hereby give you notice that the Council have **conditionally** passed the plans of the proposed works or buildings referred to in your application deposited on 02 June 2008, subject to the following:

- 1 Structural calculations and details in respect of first floor beam being submitted for approval prior to relevant work commencing on site.
Schedule 1 - Requirements A1/A2.
- 2 Structural calculations and details including layout drawings in respect of roof trusses and bracing being submitted for approval prior to relevant work commencing on site.
Schedule 1 - Requirement A1.


Mrs J A Batchelor
Head of Development & Technical Services

Date: 24 June 2008

Copy to:
Mr & Mrs B E Poynter
46 Rowlands Avenue
Waterlooville
Hants
PO7 7RU

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF



**Cleaner, Safer,
More Prosperous**

INFORMATION TO APPLICANTS
NOTICE IN ACCORDANCE WITH REGULATION 15

1. A person who proposes to carry out building work shall not commence that work unless:
 - (a) he has given the local authority notice that he intends to commence work; and
 - (b) at least 2 days have elapsed since the end of the day on which he gave the notice.
2. A person carrying out the building work shall not:-
 - (a) cover up any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site; or
 - (b) cover up in any way a drain or sewer to which these Regulations apply.

unless he has given the local authority notice that he intends to commence that work and at least one day has elapsed since the end of the day on which he gave the notice.
3. A person who has laid, haunched or covered any drain or sewer in respect of which Part H of Schedule 1 (drainage and waste disposal) imposes a requirement shall give notice to that effect to the local authority not more than 5 days after the completion of the work.
4. A person carrying out building work shall, not more than 5 days after that work has been completed, give the local authority notice to that effect.
5. Where a building is being erected, and that building (or any part of it) is to be occupied before completion, the person carrying out that work shall give the local authority at least 5 days notice before the building or any part of it is occupied.
6. Where a person fails to comply with paragraphs (1) to (3), he shall comply within a reasonable time with any notice given by the local authority requiring him to cut into, lay open or pull down so much of the work as prevents them from ascertaining whether these regulations have been complied with.
7. If the local authority have given notice specifying the manner in which any work contravenes the requirements in these Regulations, a person who has carried out any further work to secure compliance with these Regulations shall within a reasonable time after the completion of such further work give notice to the local authority of its completion.

Note: PLANNING PERMISSION MAY BE REQUIRED; SUCH CONSENT SHOULD BE OBTAINED BEFORE ANY WORK IS COMMENCED. IF IN DOUBT PLEASE CONSULT WITH THE BOROUGH COUNCIL'S DEVELOPMENT CONTROL SECTION.

A BUILDING NOTICE SHALL CEASE TO HAVE EFFECT ON THE EXPIRY OF 3 YEARS FROM THE DATE ON WHICH THAT NOTICE WAS GIVEN TO THE LOCAL AUTHORITY, UNLESS BEFORE THE EXPIRY DATE OF THAT PERIOD:

- (a) The building work to which the notice relates was commenced; or
- (b) The material change of use described in the notice was made.

THIS APPROVAL IS FOR THE BUILDING REGULATIONS ONLY AND DOES NOT AUTHORISE THE BUILDING WORK TO ENCROACH ON THE ADJOINING PROPERTY.