Havant
BOROUGH COUNCIL

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To:
Mr C Hooper
Crofton Conservatory Centre
112 Stubbington Lane
Stubbington
Fareham
Hants
PO14 2PE

For: Mr and Mrs Slater

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

Application Number: APP/11/00945
Site Address: 16 Penk Ridge, Havant, PO9 3LU
Proposal: Rear conservatory

Further to your application received on 19 April 2011 which was valid from 17 May 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.

(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 brickwork to be used shall match in type, colour and texture that 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 Prior to the development herby permitted being commenced details of the means of access from the conservatory to the rear garden shall be submitted to and agreed in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

Reason: To clarify the means of access having regard to the change in levels and to ensure no undue overlooking of the adjacent properties having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

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

- Plan 1 - Location Plan 1:2500
- Plan 2 - Site Plan 1:500
- Plan 3 - Proposed Elevations 1:100
- Plan 4 - Proposed Conservatory CAD Elevations
- Plan 5 - Existing and Proposed Floor Plans 1:100
- Plan 6 - Existing Elevations 1:100

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

National Policies
PPS 1 (Delivering Sustainable Development)

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 effect on the existing property 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 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 conservatory should be a minimum of 100mm off the boundary with No 14 Penk Ridge as per the approved plans. Nothing in this permission grants any right to extend on to, overhang or undercut the neighbouring property.

Julia Potter
Executive Head of Planning and Built Environment

11 July 2011