Havant
BOROUGH COUNCIL

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For: Mr T Jarrett

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

Application Number: APP/11/01169
Site Address: 26 Woodcroft Lane, Waterlooville, PO8 9PY
Proposal: Erection of detached outbuilding to rear. New roof on existing conservatory.

Further to your application received on 22 June 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 in connection with your application, including the amended floor plan drawing for the outbuilding numbered KIM 1 (amended 31/8/11) received on 2nd September and excluding the previous version of this drawing; 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 outbuilding hereby permitted shall be used only for the purposes incidental to the enjoyment of the existing dwellinghouse at the site. The outbuilding shall not be converted to or used as residential accomodation or for any business, commercial or industrial purposes whatsoever, and no shower or bath, kitchen or WC shall be installed without the prior written approval of the Local Planning Authority and this condition shall apply notwithstanding any information contained in the current application.

Reason: In the interests of the amenity of the area, to avoid an inappropriate form of development and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and national Planning Policy Statement 1 and National Planning Policy Guidance 13.

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

1:1250 OS Site plan - Received 22nd June 2011
1:500 OS Block Plan - Received 22nd June 2011
Drawing KIM 1 (amended 31/8/11) - Received 2nd Sept 2011
Drawing KIM 3 - Received 22nd June 2011
Drawing KIM 4 - Received 22nd June 2011
Drawing KIM 5 - Received 22nd June 2011

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)

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 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 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

09 September 2011

Our Ref: APP/11/01169