Havant BOROUGH COUNCIL

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For: Mrs Ancell

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

**Application Number:** APP/11/01011
**Site Address:** 21 Meadowsweet, Waterlooville, PO7 8RS
**Proposal: Rear conservatory.**

Further to your application received on 11 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 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 No development including site clearance shall commence on the site until all trees have been protected by fencing as indicated within the Arboricultural Development Statement submitted 1st November 2011 Drawing Number CBA 7721.02. Such fencing shall conform to the following specification in accordance with BS5837 2005. This is to be inspected by the Local Planning Authority's Arboricultural Officer prior to any development, site clearance or excavation works taking place.
Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

**Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

4 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
**Reason:** To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
**Reason:** To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan dated 11th May 2011
Block plan dated 11th May 2011
Photographs x 2 dated 11th May 2011
Existing elevations and floor plan dated 11th May 2011
Proposed elevations and floor plan dated 11th May 2011
Arboricultural Development Statement dated 1st November 2011
Tree Survey Report dated 14th September 2011
Arboricultural Impact Assessment dated 16th September 2011
Foundation detailing dated 21st November 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 District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011
CS16 High Quality Design
DM8 Conservation, Protection and Enhancement of Existing Natural Features

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 effect on trees. 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.

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(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 sitting of the proposed conservatory will potentially be subject to acorn and leaf fall from the adjacent Oak and as such this must be understood and accepted as future over pruning of the tree will not be acceptable.



Mr Chris Murray
Service Manager (Planning Development)

01 December 2011