Havant
BOROUGH COUNCIL

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To:
Mr M R Gillings
248 Milton Road
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For: Mr and Mrs P Hall

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

Application Number: APP/11/00096
Site Address: 69 Lysander Way, Waterlooville, PO7 8LH
Proposal: Demolition of garage. Construction of two storey side extension and new front porch.

Further to your application received on 28 January 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, as supplemented by additional information received on 16 March 2011.

(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 Havant Borough Local Development Framework and Planning Policy Statement 1.

3 Prior to the commencement of the development hereby approved, a plan shall be submitted to and approved in writing by the Local Planning Authority to show a minimum of 3 parking spaces to be provided within the curtilage of the site, and the retention of part of the front garden as a planted area. Any increase in hard-standing required to provide these spaces shall be accompanied with information, such as the use of on-site drainage measures to ensure that sustainable drainage design is used. These parking spaces shall be provided in accordance with that plan and information prior to the occupation of the extension hereby approved and shall thereafter be kept available for vehicle parking purposes.
Reason: In the interests of highway safety, visual amenity and sustainable drainage having due regard to policies DM13 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13 and Planning Policy Statements 1 & 25.

4 No development shall commence until the tree protection, which shall be strictly in accordance with the details set out in the Report prepared by Alderwood Consulting Ltd dated the 9 March 2011, has been inspected on site and approved by The Arboricultural Officer of Havant Borough Council. Such protection 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 CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough 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

CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS25	(Development and Flood Risk)

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 streetscene, the effect on the neighbouring properties, access and parking 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.

(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

22 March 2011

Our Ref: APP/11/00096