Havant BOROUGH COUNCIL

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To:
Mr B Harding
B H Architecture Ltd
Heath Cottage Newlands Lane
Purbrook
Waterlooville
PO7 5SQ

For: Mr and Mrs S McGeechan

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

Application Number: APP/11/00888
Site Address: 14 Billett Avenue, Waterlooville, PO7 7SZ
Proposal: Demolition of existing 'lean to' extension and construction of single storey side extension. New front entrance porch.

Further to your application received on 01 April 2011 which was valid from 06 April 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 May 2011; 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 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 forms part of the Local Development Framework.

4 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 forms part of the Local Development Framework.

5 Development should be undertaken in accordance with the Arboricultural Impact Assessment and Tree Protection Details submitted to the Local Planning Authority on the 16th May 2011 as part of planning application APP/11/00888.
Reason: To ensure that due regard is paid to the protection of the trees on the site and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

6 Any excavation work, including foundations, within the existing crown spread of the trees to be retained shall be carried out only by hand and under the supervision of a representative of the Local Planning Authority. Any roots over 25mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.
Reason: To ensure the tree is not adversely affected by the construction of the development and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No.1 - Existing Floor and Roof Layouts
- Drawing No.2 Rev A- Existing Elevations and location Plan, Proposed Street Elevation/Section
- Drawing No.3 Rev A- Proposed Floor and Roof Layouts
- Drawing No.4 Rev A- Proposed Elevations and Block Plan
- Arboricultural Impact Assessment (Additional report recieved 16/5/11)

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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
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 ion the streetscene 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

01 June 2011

Our Ref: APP/11/00888