Havant
BOROUGH COUNCIL

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To:
Mr P Walker
Island Design
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr G Abraham

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

Application Number: APP/11/00239
Site Address: 32A Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: First floor rear extension. Replace front flat roof dormers with pitched roof dormers. New front porch. Erection of garden store and greenhouse.

Further to your application received on 04 March 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 amended by plans and documents received on 27 April 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 Construction of the development hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

3 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the rear boundary has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of

evergreen planting along the rear boundary and specify the positions, species and planting sizes of the trees and shrubs to be planted and/or retained in this area , and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the extended dwelling hereby approved, including the addition of windows permitted by Part 1, Classes B & C of the 1995 Order as amended, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed above ground floor level within the west and east side elevations of extended dwelling hereby approved without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.

6 The existing first floor bedroom window in the east elevation shall be blocked up in acordance with the approved plans prior to the occupation of the first floor extension hereby approved and shall not be subsequently reinstated at any time.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

7 The extension shall not be occupied until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

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
DM13	Car and Cycle Parking on Residential Development

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National Policies

PPG13 (Transport)
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 the street scene and the effect on 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

06 May 2011

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