Havant BOROUGH COUNCIL

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To:
Mr Marshall
5 Lyne Place
Horndean
Hants
PO8 9TP

For: Mr Manns

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

Application Number: APP/11/01217
Site Address: 22 Oakmont Drive, Waterlooville, PO8 8TH
Proposal: Garage conversion incorporating pitched roof over and bow window to front.

Further to your application received on 06 July 2011, which was valid from 07 July 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 Notwithstanding any information contained in the current application no development, including site clearance, shall commence until a detailed statement based on submitted application and tree reports has been submitted to and approved in writing by the Local Planning Authority. The statement must include necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837:2005), details of service trenching and excavation, storage of materials and measures to avoid and mitigate root compaction and pressure for future reduction and removal of trees.

It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.
Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

4 Three parking spaces shall be permanently maintained at the site frontage for the purposes of vehicle parking, in addition to space for planting and landscaping. Prior to the commencement of the development hereby permitted a plan showing these details shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and to ensure adequate parking provision in accordance with policies DM13 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Havant Borough Local Development Framework.

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

BM/2011/01
BM/2011/02
BM/2012/03

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
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 design and appearance, the impact on trees, the impact on neighbouring amenity and highway matters. 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

19 September 2011

Our Ref: APP/11/01217