



Mr Stearne
12 Granville Close
Havant
Hants
PO9 2TR

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

Application Number: APP/11/01318

Site Address: 12 Granville Close, Havant, PO9 2TR

Proposal: Single storey extension to side and rear; rear conservatory.

Further to your application received on 03 August 2011 which was valid from 22 August 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.
- (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 With the exception of the dark grey single ply membrane and painted render to be used in the construction of the rear living area extension, the external materials of the extensions hereby approved shall match in type, colour and texture those on the existing building unless approved otherwise in writing by the Local Planning Authority.
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 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Plan no. P100a Block plan
 - Plan no. P101a Site photos and 3D model
 - Plan no. P102 Existing and proposed north and south elevations
 - Plan no. P103a Existing and proposed east and west elevations
 - Plan no. P104a Existing and proposed ground floor plans

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- Plan P105 Existing and proposed section A-A
- Plan P106a Existing and proposed roof plans

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
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)

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 appropriateness of the design, the effect on the neighbouring properties and the effect on the 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.

for 

Mr Chris Murray
Service Manager (Planning Development)

18 October 2011