Havant
BOROUGH COUNCIL

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Mr M Gillings
Mike Gillings - Building Plans
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For: Mr and Mrs Poynton

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

Application Number: APP/11/01126
Site Address: 34 Grassmere Way, Waterlooville, PO7 8RT
Proposal: First floor front extension.

Further to your application received on 10 June 2011, which was valid from 11 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 in connection with 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 the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north and south (side) facing elevations or the roofslope to these elevations, 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.

4 No development works, storage of materials or ground works or excavations shall commence on the site until a Method Statement detailing all works to or affecting trees on or adjoining the site has been submitted to and approved in writing by the Local Planning Authority, and the Method Statement shall include protection methods in accordance with BS5837:2005 *'Trees in Relation to Construction'*. The development shall only be carried out in accordance with the agreed Method Statement.
Reason: To protect the health of the tree which is subject to a Preservation Order, in the interests of amenity and having due regard to Policies CS16 and DM8 of the Havant Borough Core Strategy which forms part of the Havant Borough Local Development Framework.

5 No development works, storage of materials or ground works shall commence on the site until permission has been obtained in writing from the Local Planning Authority for facilitated pruning to the TPO trees located to the north of 34 Grassmere Way. The development shall only be carried out in accordance with the conditions of TPO application.
Reason: To protect the health of the tree which is subject to a Preservation Order, in the interests of amenity and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

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

Location Plan and Block Plan Drawing Number 2034.02 Dated 11th July 2011
Existing and Proposed Roof Plan Drawing Number 2034.03 Dated 10th June 2011
Existing and Proposed Floor Plan and Elevations Drawing Number 2034.01 Dated 10th June 2011

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 effect on neighbours, the effect on the character of the streetscene and 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.

Mr Chris Murray
Service Manager (Planning Development)

06 October 2011