Havant BOROUGH COUNCIL

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To:
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Chris Flint Associates Ltd
2 Emerald Close
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For: Mr S Tricker

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

**Application Number:** APP/11/01290
**Site Address:** 10 Acre Lane, Waterlooville, PO7 8RJ
**Proposal: Two storey side/rear extension.**

Further to your application received on 25 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 The window at 1st floor level in the rear / west elevation of the building which would serve the en suite bathroom as shown on the proposed floor plans on Drawing No. PL01001 shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and shall at all times be and remain unopenable up to 1.7m above internal floor level.
**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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed at first floor level or above in the front, rear or side elevations of the first floor element of the extension 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.

5 The existing garage shall be permanently retained for the purposes of vehicle parking along with two driveway spaces so that a total of three off-street parking spaces is maintained at all times along with space for planting and landscaping in the front garden.
**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.

6 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
**Reason:** To protect the amenity of adjoining residents 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 23.

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

- Application form received on 25/7/11
- DN - CFA PL 01 01 - Location Plan
- DN - CFA PL 01 01 - Block Plan
- DN - CFA PL 01 01 - Existing Elevations
- DN - CFA PL 01 01 - Existing Floor Plans
- DN - CFA PL 01 01 - Proposed Elevations
- DN - CFA PL 01 01 - Proposed Floor 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

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 impact on the streetscene, the effect on the neighbouring properties and parking. 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/11/01290