Havant BOROUGH COUNCIL

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To:
Mr K Ross
Ken Ross RIBA & Associates
11 The Fairway
Portchester
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Hants
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For: Mr A Wharton

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

Application Number: APP/11/00240
Site Address: 21 Pembury Road, Havant, PO9 2TS
Proposal: First floor extension to north elevation and associated works to TPO tree NO.1651 for 800MM to be pruned to the sourthern side.

Further to your application received on 07 March 2011 which was valid from 21 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.

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 development shall not be brought into use 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.

3 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.

4 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted Method Statement and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

5 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

6 The soil levels within the root spread of the TPO tree to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

7 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety and having due regard to policies CS11 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1..

8 The tree pruning for which consent is hereby granted shall not exceed the following: the radius of the southern sector of the trees crown being reduced by more than 800mm .
Reason: To safeguard the health and well being of the tree and its importance in the local landscape, and having due regard to policies CS11 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

9 The tree works for which consent is hereby granted shall be carried out and completed no later than 14 September 2012.
Reason: To safeguard the health and well being of the tree and having due regard to policies CS11 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

10 The bathroom window at 1st floor level in the western elevation of the building shall:-
(i) be fixed shut with only the top light capable of being opened, and shall be maintained in that condition at all times; and
ii) 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.
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.

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

- Plan 1 Location Plan received on the 21 March 2011
- Existing Elevations and Existing Floor Plans, Proposed Elevations and Proposed Floor Plans and Block Plan Drawing No. Wharton/Warblington/2011/01/B received on the 14 June 2011
- Method Statement received by email on the 24 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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
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)

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 streetscene, the effect on the neighbouring properties, highway implications and effect on TPO 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.

Julia Potter
Executive Head of Planning and Built Environment

14 September 2011