

To:
Mr C Kirby
309 Purbrook Way
Havant
Hants
PO9 3SD

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

Application Number: APP/11/01021
Site Address: 309 Purbrook Way, Havant, PO9 3SD
Proposal: Single storey rear extension.

Further to your application received on 11 May 2011 which was valid from 20 June 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.
- (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 unless otherwise agreed 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 1 Site and roof plan
 - Plan 2 Proposed rear elevation
 - Plan 3 Existing ground floor plan
 - Plan 4 Existing first floor plan
 - Plan 5 Proposed ground floor plan
 - Plan 6 Proposed first floor plan
 - Plan 7 Proposed east elevation

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- Plan 8 Proposed west elevation
- Plan 9 Location Plan

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 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, environmental issues and proximity to sewer. 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.
- (4) The applicant's attention is drawn to the existence of a sewer close to the south boundary. Please contact Southern Water for information about how this may effect the construction of the proposed extension.
- (5) It is noted that the west elevation (Plan 8), incorrectly shows the extension in relation to the house. For the avoidance of doubt, the extension shall be constructed and designed as shown without windows, doors or other openings.



Julia Potter
Executive Head of Planning and Built
Environment
15 August 2011