



To:
Mr B Rosin
Casa Prima
1 Forest Avenue
Waterlooville
Hants
PO8 8JD

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00452

Site Address: 1 Forest Avenue, Waterlooville, PO8 8JD

Proposal: Retention of detached outbuilding with canopy located to rear of property.

Further to your application received on 30 July 2010 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, as supplemented by additional information and plans received on 30 September 2010, 18 October 2010 and 19 October 2010; and
- (ii) The following conditions:

Conditions:

- 1 The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any separate residential use or any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies and proposals D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.
- 2 Within two months of the date of this notice of permission, the north, south and east walls of the outbuilding hereby approved shall be repainted in Sandtex Mid-Stone, or other similar colour if first agreed in writing by the Local Planning Authority.
Reason: in the interests of visual amenity, to control the visual impact at neighbouring properties and as agreed in the letter received from the applicant on 18th October 2010 and in accordance with policy D1 of the Havant Borough District-Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1 (High Quality Design)
PC1 (Control of Potentially Polluting Uses)

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 effect on the neighbouring properties. 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 should ensure that no part of the building the subject of this approval, including any guttering encroaches upon, under or over neighbouring property.

The applicant is advised to ensure that provision is made for the disposal of surface water taken from the building, including the arrangements for the collection and drainage of water as stated in the applicant's e-mail correspondence of 30th September 2010 and letter received on 19th October 2010.



Julia Potter
Executive Head of Planning and Built
Environment

25 October 2010