

ADDENDUM

Development Management Committee

16th August 2018

Item 9(2) APP/18/00443 – 31 Blendworth Crescent, Havant, PO9 2BA

Update on Habitats Regulations Assessment and Appropriate Assessment, and Recommendation

Further to the details as set out in the officer's report at Paragraph 7.14, the applicant has now returned the appropriate Unilateral Undertaking and fee of £531.35 to satisfy the Appropriate Assessment under the Habitats Regulations and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014.

Accordingly, the Recommendation can be updated to:

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00443 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan Drawing No: C3298-1 rev A
Proposed Plan Drawing No: C3298-9
Proposed Elevations Drawing No: C3298-10 rev A
Proposed Block Plan Drawing No: C3298-12 rev B

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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 west elevation of the hereby approved bungalow without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, alterations to the roof (including the addition of roof lights or dormers) or outbuildings permitted by Schedule 2, Part 1, Classes A, B, C and E of the 2015 Order, or as amended, shall be constructed within the curtilage of both No 31 and the hereby approved bungalow, without the prior approval of the Local Planning Authority.

Reason: To protect neighbouring residential amenity and adequacy of amenity space for future occupiers, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve both No 31 and the hereby approved bungalow shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.