FAREHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

Planning Decision Notice

Planning Application Reference: P/22/0827/FP

Decision Date: 19th July 2022

Fareham Borough Council, as the Local Planning Authority, hereby **PERMIT** the **Single storey front extension and garage conversion** at **29 WATERSMEET, FAREHAM, PO16 0TG as proposed by application P/22/0827/FP** subject to the following conditions:

1. The development shall begin before 19th July 2025.
   REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:
   a) All Plans – dated 10/06/22
   b) Location Plan
   REASON: To avoid any doubt over what has been permitted.

3. Before the extension and garage conversion hereby permitted is first bought into use two car parking spaces (as shown on the plan dated 10/06/2022) shall be made available within the curtilage of the site. Two car parking spaces shall thereafter be retained and kept available for parking at all times.
   REASON: To ensure adequate parking provision within the site

Authorised by Lee Smith
Head of Development Management

Notes to Accompany Planning Decision Notice

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General Notes for Your Information:

- The approved documents can be obtained by viewing the submitted application online at www.fareham.gov.uk/planning

- The Council worked positively and proactively with the applicant and their agent to address any issues which came up during the course of the application being considered.

- Please contact the officer who handled this application Emma Marks on 01329 824756 or at emarks@fareham.gov.uk if:
    - You would like clarification about this notice
    - You would like to make changes to your permission
    - You are unhappy with this decision or the way it has been reached

Right of appeal:

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this permission is subject to.

- The Secretary of State may decide he will not consider an appeal if it seems to him that, due to statutory requirements, the local planning authority could not have granted permission without the conditions being imposed.

- Appeals must be made within 6 months of the date of this decision notice.

- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
    - Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;
    - Or submit online at The Planning Inspectorate website at
    - www.gov.uk/planning-inspectorate

- There is no third party right of appeal for neighbours or objectors.

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- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices:

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

What to do next:

- Please take note of the conditions this permission is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.

- This permission relates to town planning. It does not grant other forms of consent which you may need, for example:

  Building Regulations consent
  - Building Regulations legislation sets out technical standards required for the design and construction of buildings.
  - For advice please contact The Building Control Partnership:
    - Telephone 01329 824 823
    - Email bcpartnership@fareham.gov.uk
    - Website www.buildingcontrolpartnershiphants.gov.uk

  Consent for works in the vicinity of a public sewer
  - A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
  - For further information please contact Southern Water:
    - Telephone 0845 278 0845
    - Website www.southernwater.co.uk

  Works affecting neighbours

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- Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.
- For further information please see the following guidance:
  - Website www.gov.uk/party-wall-etc-act-1996-guidance.

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