FAREHAM BOROUGH COUNCIL

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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Ref No : P/08/1040/FP

for MR D PATTISON

MR JAMES WARBURTON
12 NEWPORT ROAD
GOSPORT
HAMPSHIRE
PO12 3LW

8 PARTRIDGE CLOSE FAREHAM

ERECTION OF TWO STOREY SIDE / SINGLE STOREY FRONT EXTENSION & DETACHED DOUBLE GARAGE

Application Received : 8th September 2008

In pursuance of their powers under the above mentioned Act the Council, as the Local Planning Authority, hereby PERMIT the development described above, in accordance with your application and the plans and particulars submitted in connection therewith, and subject to due compliance with the conditions specified below:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
REASON: To comply with the procedures set out in the Town and Country Planning (General Development Procedures) Order 1995 and Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the drawings stamped approved, subject to such minor amendments to the detailed design of the development as may be approved in writing under this condition by the local planning authority.
REASON: In order to secure a satisfactory form of development.

3. The materials to be used in the construction of the external surfaces of the extension and garaage hereby permitted shall match those used on the existing building unless otherwise agreed in writing with the local planning authority
REASON: To secure the satisfactory appearance of the development; in accordance with Policy DG5 of the Fareham Borough Local Plan Review.

4. The use of the garage hereby permitted shall be limited to purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, industrial or

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commercial purposes whatsoever.
REASON: To protect the residential amenities of occupiers of nearby residential properties; in the interests of highway safety; in accordance with Policy DG1 of the Fareham Borough Local Plan Review.

5. The first floor window proposed to be inserted into the eastern elevation shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times.
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property; in accordance with Policy DG5 of the Fareham Borough Local Plan Review.

Further Information:

1. The construction of the garage could have significant implications for the off site sycamore in terms of damage to or removal of existing trees roots, which could adversely affect the health and safety of this tree.

2. (i) This permission is granted for the following reasons:-
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

(ii) In determining this application the following policies of the development plan were taken into account:
Fareham Borough Local Plan Review 2000:DG3, DG4, DG5 and T5

3. (i) Your attention is drawn to the enclosed Warning Notice relating to development not in accordance with approved plans. The protocol for 'Dealing with variations to Planning Permission' is available from the Civic Offices or in the Council's web site www.fareham.gov.uk

(ii) You are also reminded that where a decision contains conditions which are required to be discharged before development commences, to commence development before those conditions are discharged means that the development is not pursuant to the planning permission and is therefore UNAUTHORISED DEVELOPMENT.

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