



For: Mr I Lane
c/o Appleby Designs
65 Thorpe Gardens
Alton
Hampshire
GU34 2BQ

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTICE OF PERMISSION: 51377

Proposal: TWO STOREY FRONT EXTENSION WITH INTEGRAL DOUBLE GARAGE FOLLOWING DEMOLITION OF EXISTING DOUBLE GARAGE. ENLARGED REPLACEMENT WINDOW AND REMOVAL OF WINDOW TO REAR. NEW FRONT PORCH (AS AMENDED BY PLANS RECEIVED 30 MARCH 2009)

Site Address: Thele Knapp House, Petersfield Road, Greatham, Liss, GU33 6EU (Greatham Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 5 February, 2009, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990
- 2 The external materials to be used shall match, as closely as possible, in type, colour and texture those of the existing building.
Reason To ensure that a harmonious visual relationship is achieved between the new and the existing developments.
- 3 **No development shall start on site until** plans and particulars showing details that enable vehicles to enter and leave in a forward gear have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.
Reason - In the interests of highway safety.

- 4 **Before use of the development is commenced** 3 car parking spaces shall be provided within the curtilage of the site and subsequently maintained and kept available solely for that purpose, in accordance with the details that have first been submitted to and approved in writing by the Planning Authority.
Reason - To ensure adequate car parking provision within the site.

The following plans and specifications were considered when making the above decision:

email dated 05/02/2009

site plan 1:1250

block plan 1:500

1 - roof plan

2 - existing floor plans

3 - existing elevations

4 rev A - proposed floor plans and section

5 rev A - proposed elevations

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.



Daryl Phillips
Head of Planning Services

Date: 02 April 2009

Supplementary Information

These are advice notes to the applicant and are not part of the planning conditions.

The Council has granted permission because:

The proposed extension would significantly impact upon the amenities of neighbouring properties or harm the visual amenity of the locality, in accordance with all relevant policies of the East Hampshire District Local Plan: Second Review.

It is therefore considered that subject to compliance with the attached conditions and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

The applicant is advised that there is a fee for the discharge of conditions relating to this application. A single fee will apply to each batch of conditions submitted for discharge at the same time. The information to discharge a condition will not be accepted by the Council without the appropriate fee. The schedule of fees can be found on the Council's website.

The following Planning Policies were considered when making the above decision:-

East Hampshire District Local Plan: Second Review

HE1 - Design

HE2 - Alterations and Extensions to Buildings

P6 - Privacy and Daylight

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section on 01730 234207 or fax 01730 234210.

You are also advised that this decision does not imply that satisfactory access for the Fire Brigade can be provided, as required by the Hampshire Act 1983.