

Mr M Davis
Maloto Property Consultants
Suite 3, Chatmohr Estate
Crawley Hill
West Wellow, Romsey
SO51 6AP

Case Officer: Sue Yates
Direct Dial: 01730 234224
Fax no: 01730 234348
Our Ref: 27547/008
Your Ref: MDD/Lw/M08-090
Date: 09 November 2009
email: sue.yates@easthants.gov.uk

Dear Mr Davis

Proposal: FIRST FLOOR SIDE EXTENSION, EXTENSIONS TO REAR AND DETACHED DOUBLE GARAGE TO FRONT

Site Address: Rooklea, Petersfield Road, Greatham, Liss, GU33 6AA

I am pleased to enclose the Notice of the Council's formal decision in relation to the above application.
Before proceeding please read the following important information which affects this Notice.

All the conditions of the Notice are legally binding. Failure to comply may invalidate the permission and result in the Council taking action against you. Some conditions may require further details or samples to be submitted to us for approval. Other conditions may contain timescales or stages against which compliance must be obtained and before works are commenced. Most categories of permission also require a fee for each request for approval of condition/s. If you are unclear about the procedures, the fee required or how to pay, then please contact us.

Before the development or change in the use is started please complete the tear-off section below. This should be returned to Planning Compliance who will then check the details of the consent. Failure to do so could result in difficulties or delays when the property is sold.

Please also note that Planning Compliance offers an inspection of the completed development providing a formal letter to confirm satisfactory completion of the approved works. A fee of £50 will be charged if this is requested within eight weeks of completion, otherwise standard confirmation fees will apply. Please contact the Compliance Assistant for details on 01730 234267. This is a separate service to Building Regulations inspections and approval notices.

Yours sincerely

Chris Murray
Head of Planning Services

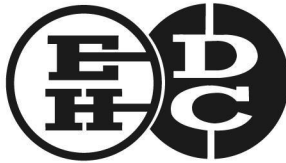
Return to: 27547/008
Planning Compliance
Planning Development Services
East Hampshire District Council
Penns Place, Petersfield
Hants GU31 4EX

Name: _____
Address: _____
Tel No: _____

I anticipate that the works/use will begin on _____

Signed: _____ Date: _____

EAST HAMPSHIRE



Partners

www.easthants.gov.uk

East Hampshire District Council

Penns Place, Petersfield,
Hampshire, GU31 4EX

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Minicom (01730) 234103

DX100403 Petersfield

info@easthants.gov.uk



For: Mr M Yadegar

c/o Maloto Property Consultants

Suite 3, Chatmohr Estate

Crawley Hill

West Wellow

Romsey

SO51 6AP

TOWN & COUNTRY PLANNING ACT 1990 (as amended)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTICE OF PERMISSION: 27547/008

Proposal: FIRST FLOOR SIDE EXTENSION, EXTENSIONS TO REAR AND DETACHED DOUBLE GARAGE TO FRONT

Site Address: Rooklea, Petersfield Road, Greatham, Liss, GU33 6AA (Greatham Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 16 September, 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 The garage hereby permitted shall be used for the parking of private motor vehicles and ancillary domestic storage only and for no other purpose.
Reason - To maintain planning control in the interests of amenity and to ensure adequate provision is maintained for the parking of vehicles clear of the highway.

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

design and access statement

M08/090/05 Rev A - proposed street scene

M08/090/06 - proposed garage roof plan, floor plan and elevations

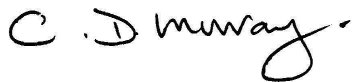
M08/090/04 Rev D - proposed roof plan and elevations

M08/090/03 Rev D - proposed first floor plan and sections

M08/090/02 Rev D - proposed ground floor plan

M08/090/01 Rev B - existing elevations and floor plans

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

A handwritten signature in black ink, appearing to read 'C. D. Murray' with a small arrow pointing to the right at the end of the signature.

Chris Murray

Head of Planning Services

Date: 09 November 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 proposals would not significantly impact upon the amenities of the neighbouring properties and would not harm the visual amenity of the locality, in accordance with all the 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.

In the event that contamination is found at any time when carrying out the approved development, it is recommended to report this in writing immediately to the Local Planning Authority. An investigation and risk assessment should then be undertaken by competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings, including a remediation statement, is recommended and should be forwarded for appraisal to the Local Planning Authority. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. It is recommended that no part of the development should be occupied until all remedial and validation works are complete and a Completion Certificate has been issued. This should ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Act relates to work which involves:

- work on an existing wall shared with another property
- building on the boundary with a neighbouring property
- work involving excavating near a boundary

The Party Wall etc Act is not enforced or administered by the Council but you should understand your obligations to notify adjoining owners and be aware of the circumstances under which a dispute can arise. For further information on the Party Wall Act 1996 there is an explanatory booklet available at the Planning Portal: www.planningportal.gov.uk

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

C1 - Area of Outstanding Natural Beauty

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.

NOTIFICATION
Planning permission/refusals

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice, using a form which you can get from **The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0117 372 8000 or at www.planninginspectorate.gov.uk/forms.**
2. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances that excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.

Purchase Notice

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 he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

5. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

7. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.
8. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.
9. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

IMPORTANT - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.