



TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Ref No : P/07/0042/FP

Latimer and Ayles Partnership
44b West Street
Portchester
FAREHAM
Hampshire
PO16 9UN

for WEST STREET
DEVELOPMENT FOR

WEST STREET - 3-33 - PORTCHESTER

ERECTION OF SECOND FLOOR COMPRISING 16 NO FLATS OVER EXISTING GROUND FLOOR SHOPS AND FIRST FLOOR FLATS

Application Received : 15th January 2007

as amended drawings received on 16th March 2007 and letter dated 15th March 2007

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. No development shall take place until samples of all external materials (along with their finished colour) to be used in the construction of the roof, dormers, bin store and external stairs hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.
REASON: To secure the satisfactory appearance of the development in accordance with Policy DG5 of the Fareham Borough Local Plan Review.

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4. No development/works shall take place until drawn details to a scale of 1/50 of the external stairs and balconies along with sections of the framework to be used their construction, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
REASON: To secure the satisfactory appearance of the development in accordance with Policies DG3 and DG5 of the Fareham Borough Local Plan Review.
5. No development shall take place until the Local Planning Authority have given written approval to a method statement regarding the means of access and siting of cranes serving the work area, and including details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, building debris and huts associated with the implementation of the permitted development. The areas and facilities approved in pursuance to this condition shall be made available before construction works commence on site and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.
REASON: In the interests of pedestrian and vehicular safety and to safeguard the amenities of adjacent dwellings in accordance with Policies DG1, DG5 and T5 of the Fareham Borough Local Plan Review.
6. No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the Local planning authority.
REASON: To protect the amenities of the occupiers of nearby residential properties; in accordance with Policies DG1 of the Fareham Borough Local Plan Review
7. None of the dwellings hereby permitted shall be first occupied until the revised car parking layout shown on drawing 712/01/C has been re-surfaced, marked out and made available for use by residents and the public. Similarly none of the dwellings shall be first occupied until the related refuse and recyclables store has been completed, equipped, secured and made available for use by residents. These facilities shall thereafter be retained and kept available for their respective purposes at all times.
REASON: In accordance with Policies DG5 and T5 of the Fareham Borough Local Plan Review.

Further Information:

1. The applicant's attention is drawn to the attached letter from Hampshire Constabulary dated the 2nd of February 2007.

**Head of Development
Control**