



Mr Freeman
4 Church Lane
Headley
Bordon
GU35 8PL

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

NOTICE OF PERMISSION: 50780/FUL

Proposal: DETACHED GARAGE FOLLOWING THE CONVERSION OF EXISTING
GARAGE INTO HABITABLE ROOM WITH THE ADDITION OF PITCHED ROOF
AND DORMER WINDOWS ADDITION OF A CONSERVATORY TO SIDE
Site Address: 3 Eddeys Close, Headley Down, Bordon, GU35 8HT (Headley Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application which was registered on 15 January, 2008, 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.



Daryl Phillips
Head of Planning Services
Date: 05 March 2008

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 extensions and new garage are acceptable in terms of design in relation to the existing building and surrounding area, and would have no significant impact on the amenities of neighbouring residents. The proposal is in accordance with policies HE1, HE2, P6, T12 and C6 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 the grant of permission does not supersede the need to take due care in respect of tree protection and tree surgery works and that all work should be carried out in accordance with recognised Codes of Practice or British Standards particularly BS3998 (1989).

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

001 - location plan
204 - ground floor plan showing conservatory
200 - proposed front elevation and ground floor plan
204A - first floor plan proposed
202 - proposed rear elevation
201 - proposed side elevation and roof plan
203 - proposed garage and extension
205 - proposed L/H side elevation
100 - existing front elevation and ground floor
101 - side elevation and first floor plan (R/H side)
102 - rear elevation
103 - existing site plan
104 - existing L/H side elevation
DG/1 - garage elevations
site photos x 3

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

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

T12 - Parking Standards

C5 - Local Landscape Features

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.