

Mr Ford
AR Design Studio
Calpe House
20 Little Minster Street
Winchester
SO23 9HB

For: Mr Everest

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/20/00003

Site Address: 20 Wittering Road, Hayling Island, PO11 9SP

Proposal: Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase.

Further to your application received on 02 January 2020, which was valid from 08 January 2020 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 02 January 2020
Email confirming Cladding Material and Non reflective glazing - Received 13 February 2020
Design and Access Statement - Received 02 January 2020
Location Plan - Drawing No. 854 P001 - Received 02 January 2020
Proposed Location Plan - Drawing No. 854 P101 - Received 8 January 2020
Existing Ground Floor Plan- Drawing No. 854 P005 - Received 07 January 2020
Existing First Floor Plan - Drawing No. 854 P006 - Received 07 January 2020
Existing East and North Elevations - Drawing No. 854 P010 - Received 02 January 2010
Existing West and South Elevations - Drawing No. 854 P011 - Received 02 January 2020
Existing Site Plan - Drawing No. 854 P002 - Received 02 January 2020
Proposed Ground Floor Plan- Drawing No. 854 P105 - Received 02 January 2020
Proposed First Floor Plan - Drawing No. 854 P006 Rev A- Received 04 March 2020
Proposed East and North Elevations - Drawing No. 854 P110 Rev A - Received 04 March 2020
Proposed West and South Elevations - Drawing No. 854 P111 - Received 02 January 2020
Proposed Site Plan - Drawing No. 854 P102 - Received 02 January 2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No development shall commence until samples and details of all the new glazed surfaces hereby permitted on the proposed east elevation and the proposed glass balustrade as shown on approved plan number 854 P110 Rev A Received 04 March 2020, have been submitted to and approved by the Local Planning Authority.
Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 5 The proposed 1.6m frosted screen along the south elevation as shown on the approved plans 'Proposed West and South Elevations Plan Drawing No. 854 P111 received on 02.01.2020' shall be retained at all times, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: In order to protect the amenities of the neighbouring properties in terms of overlooking from the extended terrace having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

31 March 2020