

Mr Murray
I J Murray Associates Ltd
200 Seafront
Hayling Island
PO11 9HR

For: Mr Porcher

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

Application Number: APP/19/01169

Site Address: 22 Haslemere Gardens, Hayling Island, PO11 9SD

Proposal: Demolition of existing bungalow and erection of 1No. three bed chalet bungalow.

Further to your application received on 28 November 2019, 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:

PROPOSED LOCATION AND SITE PLAN - A101 V6.2

PROPOSED ROOF AND SITE PLAN A102 V6.2

PROPOSED ELEVATIONS A103 V6.2

PROPOSED FLOOR PLANS A104 V6.2

PROPOSED SECTIONS A107 V6.2

Flood Risk Assessment received 28 November 2019, as supplemented by agent's email to the Environment Agency dated 13 January 2020

Reason: - To ensure provision of a satisfactory development.

- 3 The following materials should be used in the development, unless otherwise agreed in writing by the Local Planning Authority:
Roof - Marley Double Roman Mosborough - red
Render - White K Render
Bricks - Forterra Atherstone Red
Driveway and paths - Golden Brindle Formpave permeable paving blocks

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment received 28 November 2019, as supplemented by agent's email to the Environment Agency dated 13 January 2020, and the mitigation measures detailed within the FRA.
Reason: To ensure the safety of the development and future occupants in line with the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and policy CS15 of the Havant Borough Core Strategy 2011.

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

28 February 2020