



Havant
BOROUGH COUNCIL

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Mr Norris
ADN Planning Ltd
8 Kerria Way
West End
Woking GU24 9XA

For: Mr Nunn

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

Application Number: APP/18/00646

Site Address: Northshore, 40 Sinah Lane, Hayling Island, PO11 0HH

Proposal: Erection of garage to east elevation, installation of external swimming pool to include 2No. pergolas to north and south of swimming pool, window alterations to south elevation of main house and window alterations to garden annexe building. Bay window added to approved western kitchen extension. (APP/18/00360).

Further to your application received on 22 June 2018, 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:

Existing site location plan - 1032-100-000 (rev a)
Existing site plan and block plan - 1032-100-001 (rev a)
Proposed site plan - scope of works - 1032-100-002 (rev a)
Existing ground floor plan - 1032-100-003 (rev a)
Existing first floor plan - 1032-100-004 (rev a)
Existing second floor plan - 1032-100-005 (rev a)
Existing roof plan - 1032-100-006 (rev a)
Existing section AA - 1032-100-007 (rev a)
Existing elevations - 1032-100-008 (rev a)
Existing elevations - 1032-100-009 (rev a)

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Amended proposed site plan and block plan - 1032-00-001 (rev c)
Amended proposed site plan - scope of works - 1032-00-002 (rev c)
Amended proposed house - ground floor plan - 1032-00-003 (rev c)
Amended proposed house - first floor plan - 1032-00-004 (rev c)
Amended proposed house - second floor plan - 1032-00-005 (rev a)
Amended proposed house - roof plan - 1032-00-006 (rev a)
Amended main house section AA, BB - 1032-00-007 (rev a)
Amended main house section CC, DD - 1032-00-008 (rev a)
Amended main house section EE - 1032-00-009 (rev a)
Amended proposed house - south and north facades - 1032-00-010 (rev c)
Amended proposed house - east and west facades - 1032-00-011 (rev c)
Existing annex ground floor plan - 1032-101-001
Existing annex facades - 1032-101-002
Proposed annex - ground floor plan - 1032-01-001
Proposed annex - roof plan - 1032-01-002
Email from agent confirming use of annex - dated 28.08.18

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 The accommodation hereby permitted within the existing garage block, as shown on the Proposed Annex - Ground Floor Plan (Drawing No. 1032-01-001) shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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
Head of Planning (East Hampshire and Havant)

19 September 2018