



Havant
BOROUGH COUNCIL

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Mr R Lilley
Lilley Architecture
232 Southwood Road
Hayling Island
PO11 9QQ

For: Ms Smith

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

Application Number: APP/18/00569

Site Address: 32 Bracklesham Road, Hayling Island, PO11 9SJ

Proposal: Addition of second storey living accommodation, internal alterations, cladding to external elevations and balconies to front and rear.

Further to your application received on 04 June 2018, which was valid from 11 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:
Location Plan: Drawing No 419 PL01
Existing and Proposed Block Plan: Drawing No 419 PL02
Proposed Floor Plan: Drawing No 419 PL06 Revision P02
Proposed West and North Elevations Plan: Drawing No 419 PL07 Revision P02
Proposed East and South Elevations Plan: Drawing No 419 PL08 Revision P02
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

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- 4 The second floor roof terrace hereby permitted shall not be brought into use unless and until the privacy screen shown on Drawing No. 419 PL08 Revision P02 has been provided to a height of 1.7m above finished floor level, with the obscure glazing panels fitted with an obscuration level which is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screen shall be retained as such thereafter.
- Reason:** In the interests of the amenities of the occupiers of nearby properties and 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 to 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)

29 August 2018