



Havant
BOROUGH COUNCIL

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Mr Arthurs
Arthurs Planning and Development
Bines Farmhouse
Bines Road
Partridge Green
RH13 8EQ

For: Mr Steul

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

Application Number: APP/18/00400

Site Address: 194 Southwood Road, Hayling Island, PO11 9QL

Proposal: Refurbishment and extension of existing detached residential unit, works to include: infill of undercroft areas on ground floor, internal alterations and new window openings, balcony to first floor, new shutters on ground floor of southern elevation and new sea defence wall to rear garden. Landscaped garden to include a jacuzzi and decking area. Garage block to be rearranged with new entrance canopy and garage extension.

Further to your application received on 13 April 2018, which was valid from 16 May 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 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.

Our Ref: APP/18/00400

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1724-002 P3 Location and block plan
Drg no. 1724-003 P2 Existing ground floor plan
Drg no. 1724-004 P2 Existing first floor and roof plan
Drg no. 1724-005 P2 Existing north and south elevations plan
Drg no. 1724-006 P3 Existing east and west elevations plan
Drg no. 1724-007 P2 Existing sections A-A and B-B plan
Drg no. 1724-008 P2 Existing sections C-C and D-D plan
Drg no. 1724-020 P1 Proposed ground floor plan
Drg no. 1724-021 P1 Proposed first floor plan
Drg no. 1724-022 P1 Proposed roof plan
Drg no. 1724-023 P1 Proposed north and south elevations plan
Drg no. 1724-024 P1 Proposed east and west elevations plan
Drg no. 1724-025 P1 Proposed sections A-A and B-B plan
Drg no. 1724-026 P1 Proposed sections C-C and D-D plan
Drg no. 1724-040 P3 Proposed garage floor and elevations plan
Design and access statement May 2018
Flood risk assessment February 2018

Reason: - To ensure provision of a satisfactory development.

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 186 and 187 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,
 - Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

11 July 2018