



Havant
BOROUGH COUNCIL

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Mr L Reed
Architectural Planning Ltd
1a Nutbourne Road
Hayling Island
PO11 9RT

For: Mr P Blagden

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

Application Number: APP/17/01020

Site Address: 67 Eastoke Avenue, Hayling Island, PO11 9QW

Proposal: Single storey rear extension forming pool house.

Further to your application received on 14 September 2017, which was valid from 22 September 2017 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 hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location and block plan (Drawing No: Y2017/09/03/01)- received 14th September 2017
Existing ground and first floor plan (Drawing No: Y2017/09/03/02)- received 14th September 2017
Existing elevations (Drawing No: Y2017/09/03/03)- received 14th September 2017
Proposed elevations (Drawing No: Y2017/09/03/05)- received 14th September 2017
Proposed ground and first floor plan (Drawing No: Y2017/09/03/02)- received 14th September 2017

Our Ref: APP/17/01020

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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The installation of the swimming pool related plant and equipment, which if when operated is audible from outside the curtilage of the premises, may detriment local amenity and could cause nuisance to neighbouring residential premises, for which the occupier, operator or person in control of the site / property would be liable. The granting of this planning consent does not implicitly permit the emission of noise from the site, nor does it supersede the general requirement of the Environmental Protection Act 1990 (as amended) not to cause statutory, public or private nuisance.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

03 November 2017