



Havant
BOROUGH COUNCIL

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Paul Bond
GS Windows Ltd
Unit 3 Quay Lane Industrial Estate
Hardway
Gosport PO12 4LJ

For: Mrs Wheatley

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

Application Number: APP/18/00637

Site Address: 30 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ

Proposal: Erection of conservatory.

Further to your application received on 20 June 2018, which was valid from 03 August 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Proposed floor plan
Proposed elevations plans

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/18/00637

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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:
 1. No construction works parallel to the sewer within 500mm (in plan).
 2. Where within three metres, foundations to be taken down 150mm below the invert level.
 3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
 4. Replacement work to be carried out in approved material (not PVCu).
 5. No internal public manhole.

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

- (6) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read their New Connections Services Charging Arrangements documents which have now been published and is available to read

on their website via the following link
<https://beta.southernwater.co.uk/infrastructurecharges>.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

27 September 2018