



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Ms T Large
23 Sandy Beach Estate
Hayling Island
PO11 9RG

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

Application Number: APP/17/00669

Site Address: 23 Sandy Beach Estate, Hayling Island, PO11 9RG

Proposal: Erection of first floor raised deck (retrospective application)

Further to your application received on 27 June 2017 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan: Reference Number TQRQM17172223742441
Location Plan with Deck Area Highlighted: Reference Number TQRQM17172223742441
Proposed Elevation Plan: Revised 1.1 Drawing Received 23.08.2017 via Email
Balcony Plan
Street Plan: Drawing 1
Rear Elevation and Decking floor Plan : Drawing 2 (Part amended by drawing 1.1)
Photographs
Reason: - To ensure provision of a satisfactory development.
- 2 The works hereby permitted for the terrace in relation to the four obscure glass panels under application APP/17/00669 shall be carried out within two months of the date of this permission and retained as such thereafter. The four panels shall be fitted to a height of 1.7m with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: To accord with the terms of the application and to safeguard the amenities of neighbours 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/17/00669

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 Development Control 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

05 September 2017