



Havant
BOROUGH COUNCIL

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Mr Yeates
Yeates Design LLP
74 Clerkenwell Road
London
EC1M 5QA

For: Mr & Mrs Yearsley

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

Application Number: APP/18/00167

Site Address: 36A Wittering Road, Hayling Island, PO11 9SP

Proposal: Ground and first floor extensions to include terrace to North and North-east elevation; partial cladding to elevations; fenestration alterations.

Further to your application received on 07 February 2018, which was valid from 19 March 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 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 timber louvre panels as shown on approved plan numbers 590/P/009 Rev F (proposed north east and south west elevations) and 590/P/010 Rev D (proposed north west and south east elevations) once fixed to the building, shall not be removed and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour and having due regard to policy CS16 of the Havant

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- 4 The development must be undertaken in accordance with the tree protection plan, drawing number 594/P/021 B.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
- | | |
|-------------------------|--|
| Drg no. 590/P/001 Rev A | Location plan |
| Drg no. 590/P/002 Rev A | Existing site plan |
| Drg no. 590/P/003 | Existing floor plans |
| Drg no. 590/P/004 Rev A | Existing elevations plan |
| Drg no. 590/P/005 Rev B | Proposed site plan |
| Drg no. 590/P/006 Rev E | Proposed ground floor plan |
| Drg no. 590/P/007 Rev D | Proposed first floor plan |
| Drg no. 590/P/008 Rev C | Proposed section plan |
| Drg no. 590/P/009 Rev F | Proposed north east and south west elevations plan |
| Drg no. 590/P/010 Rev D | Proposed north west and south east elevations plan |
| Drg no. 594/P/200 Rev A | Proposed flood proofing plan |
| Drg no. 594/P/201 Rev A | Proposed floor proofing section plan |
| Drg no. 594/P/021 Rev B | Tree protection plan |
- Design and access statement dated 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.
- (5) This development will require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any activity within 16m of a sea defence structure. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

14 May 2018