



Havant
BOROUGH COUNCIL

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Edward Caush Associates
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For: Morscott 2007 Limited

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

Application Number: APP/18/00015

Site Address: 41 Station Road, Hayling Island

Proposal: Variation of condition No.3 of Planning Permission 08/66979/007 relating to external materials. Replace flint blocks with brick and omit timber cladding replace with tile hanging.

Further to your application received on 02 January 2018, which was valid from 12 January 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the eastern and western elevations of both buildings hereby permitted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 2 Prior to occupation of any of the flat units hereby approved, the access improvement works shown on submitted drawing RNB/001/1 shall be implemented together with the indicated highway improvement works, in accordance with such similar details as may be approved or required by the Local Planning Authority in liaison with Hampshire County Council.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 3 Prior to the occupation of the development hereby approved, the car parking provision as shown on drawing 04:924:L(2-)131B shall be fully implemented, and thereafter the spaces retained for such purpose.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The external materials used shall comprise:
Brick: Terca Weinerberger Chartham Multi 65mm
Tiling: Marley Plain Roofing Tile- Old English Red
As per letter received (dated 20th December 2017)- received 2nd January 2018.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Landscaping details (Drawing No: HA/HS/340.1)- approved 2nd September 2008
Level details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Drainage details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Surfacing material details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Proposed means of enclosure details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
External lighting details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Proposed wash down facility details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Storage and disposal of refuse details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Proposed parking details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Cycle storage details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Location, context and site plan (Drawing No: 04:924:L (2-) 201 B)- received 2nd January 2018
Proposed elevations and details (Drawing No: 04:924:L (2-) 1253)- received 12th January 2018
Proposed east elevation, second floor and roof plan (Drawing No: 04:924:L (2-) 1252)- received 12th January 2018
Proposed floor plans and elevations phase 1 (Drawing No: 04:924:L (2-) 1203)- received 12th January 2018
Proposed elevations, section AA details phase 1 (Drawing No: 04:924:L (2-) 204)- received 2nd January 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/pes.

- (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:
- Your application was acceptable as submitted and no further assistance was required.
- (5) This Permission was granted subject to the payment of £568.35 towards the Green Transport schemes and £4348 towards playspace schemes.
- (6) Before undertaking any works which affects a public highway you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (7) Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 February 2018