Havant BOROUGH COUNCIL

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www.havant.gov.uk

Mr Harding
Police Station
35-37 South Road
Hayling Island
PO11 9AE

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

Application Number: APP/17/00542
Site Address: Former Police Station, 35-37 South Road, Hayling Island, PO11 9AE
Proposal: Replacement of existing flat roof with hip roof.

Further to your application received on 18 May 2017, which was valid from 05 June 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 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 at 35-37 South Road, Former Police Station shall not have any living accommodation at first floor level within the front single storey extension without the prior approval and written consent of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Confirmation of single storey ground floor use only: Received via email 19/07/2017
Design and Access Statement: Received 18.05.2017
Block Plan: Unique Plan Reference Number p2b/162951/223986
Location Plan: Unique Plan Reference Number b90b/130356/179154
Proposed Front Elevation Plan: Drawing No 15/05/RH02
Proposed Rear Elevations Plan: Drawing No 15/05/RH04
Proposed Side Elevation Plan: Drawing No 15/05/RH06
Proposed Roof and Ground Floor Plan: Received via email 20.07.2017 Drawing No 15/05/RH08

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:

- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe

Our Ref: APP/17/00542

Head of Planning

27 July 2017