



Havant
BOROUGH COUNCIL

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Mr M Critchley
The Old Brewery
15E South Street
Havant PO9 1BU

For: Mr & Mrs Sawyer

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

Application Number: APP/17/01176

Site Address: Harbour View, Marine Walk, Hayling Island, PO11 9PQ

Proposal: Demolition of existing porch, side and rear conservatories and erection of two-storey rear extension, single-storey side extension, rear canopy, replacement porch and changes to dormer roofs.

Further to your application received on 03 November 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the western elevation facing shall be fitted 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: 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 the National Planning Policy Framework.

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- 4 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Bat Scoping Assessment (The Ecology Co-op, 14/10/2016) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 5 The development must be undertaken in accordance with the tree survey dated 04/08/2016 supplied by David Archer, Arboricultural Surveyor and the tree protection plan dated 18/12/2017 supplied by Martin Critchley.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Drg no. 17093-1010 Location and block plan
Drg no. 17093-2010 Existing ground and first floor plans
Drg no. 17093-3010 Existing elevations plan
Drg no. 17093-401D Proposed ground and first floor plans
Drg no. 17093-501E Proposed elevations plan
Tree Survey dated 04/08/2016
Tree Protection Plan dated 18/12/2017
Bat Scoping Assessment dated 14/10/2016
Flood Risk Assessment dated 11/2017

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
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(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
Head of Planning

21 December 2017