



Havant
BOROUGH COUNCIL

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Mr N Barker
52 Bembridge Drive
Hayling Island
PO11 9LU

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

Application Number: APP/17/00751

Site Address: 50 Bembridge Drive, Hayling Island, PO11 9LU

Proposal: Variation of Condition 4 of Planning Permission APP/16/00861, including front pitched roof extension enlargement, revised fenestration and removal of previously approved elements including first floor alterations, rear extension, dormer windows and Juliet balcony.

Further to your application received on 10 July 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 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Block Plan: Received via email 12.09.2017
East Elevation and Floor Plan: Drawing No NB060717_003 Rev 1
West Elevation and Floor Plan: Drawing No NB060717_001 Rev 1
North Elevation and Floor Plan: Drawing No NB060717_002 Rev 1
South Elevation and Floor Plan: Drawing No NB060717_001 Rev 1
Proposed Full Plan: Drawing No NB060717_001_FULL PLAN Rev 1
Details of Proposed Finished Floor Levels and Window Heights: Received via email 12.09.2017

Reason: - To ensure provision of a satisfactory development.

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- 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 ground floor on the east elevation serving the bathroom and on the ground floor west elevation serving the en suite and utility room shall be high level windows with a cill height no less than 1.7m above finished floor level 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 2012.

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.

Andrew Biltcliffe

Andrew Biltcliffe

Head of Planning

15 September 2017