Havant BOROUGH COUNCIL

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For: Mr D Cornelius

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/11/01541
Site Address: 20 Bacon Lane, Hayling Island, PO11 0DN
Proposal: First floor extension above existing garage and utility room (south elevation) incorporating new pitched roof and 2No. rooflights. (Revised submission.)

Further to your application received on 12 October 2011, which was valid from 26 October 2011, 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 your application; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

3 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse, it shall not be occupied separately nor for any other purpose.
Reason: In the interests of the amenity of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

4 The proposed works must be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Bernie Harverson, received by the Planning Authority on 26 October 2011.
Reason: To ensure the trees are not adversely affected by the construction of the development and having regard to policies DM8 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

5 The first floor windows in the east and west elevations of the development hereby permitted shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

7 The ground floor level of the garage shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the area and to ensure the retention of adequate on-site car parking in accordance with policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

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

Design and Access Statement
Arboricultural Method Statement prepared by Bernie Harveson
Tree Constraints and Protection Plan
Site Location Plan Drawing No. 1150 Rev A
Site Layout Plan Drawing No. 1151 Rev A
Existing Elevations, Sections and Plans Drawing No. 1250 Rev A
Proposed Composite Elevations Drawing No. 1252 Rev A

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPS 1	(Delivering Sustainable Development)

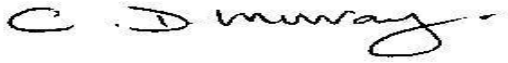
The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the neighbouring properties, the effect upon the streetscene, the effect upon trees and parking implications. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other

material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

21 December 2011