Havant
BOROUGH COUNCIL

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To:
Mr Douglas
Jeffrey Douglas Chartered Architect
114 Havant Road
Hayling Island
Hants
PO11 0LJ

For: Mr Thompson

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00113
Site Address: 5 Harbour Road, Hayling Island, PO11 0HR
Proposal: Demolition of existing single garage, construction of new single storey rear extension to provide extended kitchen area, family area and dining area and construction of new attached garage.

Further to your application received on 04 May 2010 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, as amended by plans received on 06 July 2010.

(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. Details of the proposed lantern and materials to be used in its construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.
Reason: In the interests of the amenities of the area and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 2008, or any order revoking or re-enacting that order, no additional windows, doors or other openings shall be constructed within the east or side west elevations 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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

4 Prior to the construction of the extension hereby approved the existing garage shall be demolished in accordance with the approved plans.
Reason: In the interests of the amenities of the occupiers of nearby properties and to ensure compliance with the approved scheme and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

5 This development shall not be carried out in combination with any part of the development (a rear conservatory) approved under planning permission number 07/71406/001 dated 16th July 2007.
Reason: In the interests of the amenities of the occupiers of nearby properties and to ensure compliance with the approved scheme and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

6 The windows since marked 'X' on approved Drawing No 21003/202C (April 2010) shall have a minimum cill height of 1.75m above finished floor level and shall be at all times glazed 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: To protect the amenities of adjoining residential properties and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011
D1 (High Quality Design)

National Policies
PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies and proposals, 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 neighbouring properties. 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.

Mrs J A Batchelor
Head of Development & Technical Services

28 July 2010

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