Havant
BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Mr Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Harrison

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

Application Number: APP/11/00914
Site Address: 7 St Margarets Road, Hayling Island, PO11 9BP
Proposal: Single storey front extension.

Further to your application received on 11 April 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.

(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 Construction of the development hereby permitted shall not commence until a specification of measures to be undertaken to prevent damage to existing sewers within the site has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
Reason: To prevent damage to the adjacent public sewer and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Devleopment Framework and Planning Policy Statement 23.

Our Ref: APP/11/00914

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

- Plan 1 Existing floor plans
- Plan 2 Proposed floor plans
- Plan 3 Existing elevations
- Plan 4 Proposed elevations
- Plan 5 Proposed section
- Plan 6 Proposed roof plan
- Plan 7 Location Plan

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

CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM10	Pollution
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

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 appropriateness of the design , the effect on the streetscene and the effect on the 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.

(4) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of a public sewer. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (0845 2780845).

Julia Potter
Executive Head of Planning and Built Environment

06 June 2011

Our Ref: APP/11/00914