Havant
BOROUGH COUNCIL

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To:
Douglas Briggs Partnership
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Bosham
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PO18 8EH

For: Mr and Mrs P Lewis

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/68365/004
Site Address: Salterns Quay, Marine Walk, Hayling Island, PO11 9PG
Proposal: Demolition of existing outbuilding and conservatory, and erection of single storey extension.

Further to your application received on 24 March 2010, which was valid from 14 May 2010, 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved Policies C3, D1, HE1, HE7, and HE10 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 5 & 7.

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3 No development including site clearance shall commence on the site until all trees/ hedges, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing such as to enclose the land hatched green on the submitted site plan 3609-01. Such fencing shall conform to the following specification in accordance with BS5837 2005 unless an alternative is agreed in writing with the Local Planning Authority.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area. Any trees or hedges which are damaged, or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available plant season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 No percussive piling or works with heavy machinery shall occur within the migratory bird over-wintering period 1 October to 31 March inclusive. Clearance of trees and areas of scrub should avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.
Reason: In the interests of nature conservation to protect over-wintering birds and having due regard to saved Policy NC2 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statement 9 and S281 of the Wildlife and Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000).

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

HE1	(Development in Conservation Areas)
HE10	(Buildings of Local Interest)
HE15	(Roads with Special Character)
HE7	(Extensions and Alterations to Listed Buildings)
L6	(Conservation and Protection of Existing Natural Features)
NC2	(Sites of Special Scientific Interest)
NC4	(Sites of Importance for Nature Conservation and Local Nature Reserves)
T7	(Criteria for Access to Development)
C3	(Development in the Coastal Zone)
D1	(High Quality Design)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)

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 appropriateness of the design, the effect on the character and appearance of the area, environmental issues and flood risk issues. 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.

for Mrs J A Batchelor
Head of Development & Technical Services

09 July 2010

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