



Havant
BOROUGH COUNCIL

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For: Mr Brown
Outcomes First Group

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

Application Number: APP/16/00748

Site Address: 84 Church Road, Hayling Island, PO11 0NX

Proposal: First floor rear extension including extension to existing roof ridge to provide 1no. en-suite bedroom and office . Variation of Condition 4 of Planning Permission

APP/12/00127 to allow for:- (a) an increase in the number of children occupying the site (from 6 max. to 7 max) and (b) an increase in the age range of children occupying the site (from 12-16 yrs to 10-18 yrs).

Further to your application received on 19 July 2016 which was valid from 04 August 2016 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 development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.

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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 en-suite window in the first floor on the elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.
- 4 The children's accommodation hereby permitted shall not at any time be occupied by more than 7 residents aged between 10 and 18 years of age.
Reason: To accord with the terms of the application and in the interests of the residential amenities of the area having due regard to Havant Borough Local Plan (Core Strategy 2011) policy CS16 and to the National Planning Policy Statement.
- 5 The site shall be used only for a Children's Home, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: In order to control the use in detail in the interests of the residential amenities of nearby residents, to ensure satisfactory parking arrangements and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS16 and DM13, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.
- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.
- Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.
- Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans (Drawing no. 01 rev E) to serve the development hereby permitted shall be made fully available for use prior to the extension hereby approved being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Plans and Elevations as Existing (including parking layout) Drawing No. 01 Rev E
Plans and Elevations as Proposed Drawing No. 02 Rev C
First Floor Plans and Sections Drawing No. BR05
Design and Access Statement Rev A
Flood Risk Assessment July 2016
Applicants additional information re Staff/Children numbers

Reason: - To ensure provision of a satisfactory development.

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 Planning and Development 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.
- (6) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
21 November 2016