



Havant
BOROUGH COUNCIL

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Mr Brown
Dwell Design
Liberty Road
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For: Mr Capaldi-Tallon

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

Application Number: APP/16/00151

Site Address: 14 St Catherines Road, Hayling Island, PO11 0HE

Proposal: Redesign and extension of dwelling including new ground floor extension, new three storey extension, raise the ridge height, new garage, new access from the highway.

Further to your application received on 12 February 2016, which was valid from 29 February 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 Compulsary Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory 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 The accommodation hereby permitted shall be occupied solely as a single unit of accommodation and shall not be used as a separate units of accommodation.
Reason: The additional accommodation is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement drwg.no 15059 rev a received 17 February 2016
Site Location and Site Plan drwg.no 15059/01 rev a received 17 February 2016
Proposed Site Layout and Tree Protection Plan drwg.no 15059/03 rev b received 29 February 2016
Proposed Ground Floor Plan drwg.no 15059/04 received 12 February 2016
Proposed First Floor Plan drwg.no 15059/05 rev b received 12 February 2016
Proposed Second Floor Plan drwg.no 15059/06 received 18 April 2016
Proposed Elevations drwg.no 15059/07 rev e received 18 April 2016
Proposed garage plan and elevations drwg.no. 15059/08 received 12 February 2016
Arboricultural Impact Assessment prepared by Kim Gifford received 29 February 2016
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 sought and were provided with pre-application advice.

- (5) The applicant is advised that the development the subject of this consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. The applicant has advised that they will be applying for self build exemption. The relevant exemption form will need to be completed and submitted prior to commencement or this development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

27 April 2016