



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
The Old Brewery
15E South Street
Havant
PO9 1BU

For: Mrs Levy

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

Application Number: APP/16/00167

Site Address: Broad Oak, Copse Lane, Hayling Island, PO11 0QB

Proposal: Remove conservatory and bay windows, internal and external alterations and raised terrace.

Further to your application received on 17 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 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.
- 3 The Terrace and Terrace Wall hereby permitted shall not be constructed unless and until an arboricultural impact mitigation statement has been submitted to and approved in writing by the Local Planning Authority. The Terrace and Terrace Wall shall thereafter be provided fully in accordance with the approved statement.
Reason: To ensure that the works have an acceptable impact on important trees within the site having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 No below ground development hereby permitted shall commence unless and until details of any measures that will be undertaken to divert the public sewer crossing the site have been submitted to and approved by the Local Planning Authority (in consultation with Southern Water) unless it is demonstrated and agreed in writing by the Local Planning Authority that sewer diversion is not required. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure that existing drainage infrastructure will be retained/protected having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The ground floor 'annex' accommodation shall be used solely for purposes ancillary to the use of the main house and shall not form a separate unit of accommodation.
Reason: To accord with the terms of the application and to prevent the creation of a separate unit of accommodation outside the built up area which would detract from the semi-rural character of the area having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposal Site Plan Drawing No. 1413-401 Rev A
Proposed Ground Floor Plan Drawing No. 1413-402
Proposed First Floor Plan Drawing No. 1413-403
Proposed Elevations Drawing No. 1413-502
Proposed Elevations Drawing No. 1413-501
Proposed Roof Plan Drawing No. 1413-404
Email dated 1st March 2016 from Martin Critchley
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

- (5) The applicant is advised of the Consultation Response from Southern Water which can be viewed on the Councils Website via the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_237394

In particular Southern Water provide advice about sewer diversion and state:

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk .

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

13 April 2016