



Havant
BOROUGH COUNCIL

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Mr O'Shea
The Old Farmhouse
3 Havant Road
Hayling Island
PO11 0PR

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

Application Number: APP/15/00815

Site Address: 3 Havant Road, Hayling Island, PO11 0PR

Proposal: Extend garage to north elevation and add first floor with balcony area and external staircase, to provide ancillary leisure space.

Further to your application received on 21 July 2015 (which was valid from 28 July 2015) 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 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 garage accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling No. 3 Havant Road and shall not be used as a separate unit of accommodation, nor shall the building be enlarged or extended without the prior written approval of the Local Planning Authority and this condition shall apply notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order.
Reason: The separate occupation of the garage without justification would be tantamount to the creation of a new dwelling in the countryside harmful to the character of the area, contrary to paragraph 55 of the National Planning Policy Framework 2012 and policies AL1 and AL2 of the Havant Borough Local Plan (Allocations) 2014 and policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 The development hereby permitted shall be carried out in full accordance with the following approved plans, including provision of the link:

1:1250 site location plan

Existing plans & elevations Drawing No: DA0_003-101

Proposed Plans Drawing No: DA0_003-301

Proposed Elevations Drawing No: DA0_003-401

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.
- (1) You are advised that a public foul sewer crosses the site and consent may be required to make a new connection or build in its vicinity. You are therefore advised to contact Southern Water at www.southernwater.co.uk or Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW tel 0330 303 0119. Furthermore if the swimming pool produces filter backwash water the rate and times of this discharge must first be agreed with Southern Water by contacting their Trade Effluent team - please see www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/ for further details.
- (2) 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:
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe

Executive Planning Service Manager

22 September 2015