



Havant
BOROUGH COUNCIL

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Mr D Treagus
Derek Treagus Associates
3 The Townhouse
20 Nelson Road
Southsea
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For: Mr S Brownlie

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

Application Number: APP/15/01099

Site Address: 194 Havant Road, Hayling Island, PO11 0LN

Proposal: Conversion of garage to playroom, one and two storey side extension to north elevation, one storey side extension to south elevation and front porch extension.

Further to your application received on 02 October 2015, which was valid from 02 November 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 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 Prior to any works taking place to the existing Yew Tree to the west of the dwelling house a detailed scheme and specification for the planting of a further tree on an adjacent part of the site shall be submitted to an approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such planting, together with its timing. Any tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.
Reason: The proposed development is likely to require substantial works to the existing Yew Tree which will detract from the trees amenity value. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 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:
Location and Block Plan, Existing and Proposed Elevations and Ground and First Floor Plan: Drawing No 15/457/01
Flood Risk Assessment
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) 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.

- (2) Following the condition for the Yew Tree to be replaced to ensure amenity space is provided it is recommended by the Local Planning Authority that a suitable replacement would be the Irish Yew Tree.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

21 December 2015