



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

PWP Architects Ltd
61 South Street
Havant
PO9 1BZ

For: Mr Danby

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

Application Number: APP/15/01312

Site Address: Littlemead, 110 West Lane, Hayling Island

Proposal: Construction of single storey garage and machinery store.

Further to your application received on 24 November 2015, which was valid from 25 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 garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The garage is not 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan- received 24th November 2015 (dwg: 1110 rev A)
Proposed site block plan- received 24th November 2015 (dwg: 1111 rev A)
Proposed sections- received 24th November 2015 (dwg: 1410 rev /)
Amended elevations- received 12th January 2016 (dwg: 1310 rev B)
Roof plan- received 12th January 2016 (dwg: 1211 rev A)
Proposed ground floor plan- no date (dwg: 1210 rev B)
Materials schedule- no date (dwg: 1710 rev /)

Our Ref: APP/15/01312

Design and access statement- no date (Job No: 5147 Rev.A)
Arboricultural impact assessment- report reference: 14593-AIA 2
Drainage details- received 18th January 2016- dwg: 5K Rev B)
Reason: - To ensure provision of a satisfactory development.

- 4 No development hereby permitted shall commence until a more detailed soft landscaping scheme, including details of 2 replacement trees of at least 2m in height, has been submitted to and approved in writing by the Local Planning Authority.
- Such scheme shall specify the species to be planted, the size specification and planting density, and timing provisions for completion of the implementation of all such landscaping works.
- The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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:

- You were updated about issues after the initial site visit,

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

20 January 2016