



**Havant**  
**BOROUGH COUNCIL**

Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire PO9 2AX

T 023 9247 4174  
F 023 9248 0263  
DX 50005 Havant

[www.havant.gov.uk](http://www.havant.gov.uk)

Mr Droutsas  
PWP Architects  
61 South Street  
Havant  
PO91BZ

For: Professor Hawkins

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**The Town and Country Planning (Development Management Procedure) (England) Order  
2010**  
**Grant of Planning Permission**

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**Application Number:** APP/14/00729

**Site Address:** 57 North Shore Road, Hayling Island, PO11 0HN

**Proposal:** Demolition of existing entrance porch and erection of new porch with pitched roof, extension of existing garage and ballustrade over with non accessible balcony, and cladding to south east elevation.

Further to your application received on 11 July 2014, 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed at first floor in that part of the south east elevation which lies directly above the garage without the prior written approval of the Local Planning Authority.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The flat roof over the garage shall not be used as a balcony without the prior written approval of the Local Planning Authority.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00729

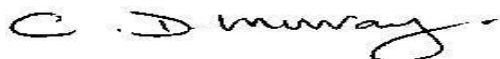
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan 5163/1100 Rev B  
site plan 5163/1090 Rev B  
Existing ground floor plan 5163/1001 Rev B  
Existing first plan 5163/1002 Rev B  
Existing roof plan 5163/1003 Rev B  
Existing elevations 5163/100 4Rev B  
Proposed elevations 5163/1104 Rev B  
Proposed perspectives 5163/1018 Rev B  
Proposed ground floor plan 5163/1101 Rev B  
Proposed first floor plan 5163/1102 Rev B  
Proposed roof plan 5163/1103 Rev B

**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](http://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:
  - Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray  
Service Manager (Planning Development)

29 August 2014

