



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

Bernard Cole & Partner
8 Love Lane
Romsey
SO51 8DE

For: Mr & Mrs Wilkinson

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

Application Number: APP/15/00734

Site Address: 48 Tournurbury Lane, Hayling Island, PO11 9DJ

Proposal: Single storey side extension and alterations to allow conversion of existing 3 bed detached dwelling to 2No. 2 bed semi-detached dwellings.

Further to your application received on 30 June 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, E and F of the 2015 Order, as amended, shall be erected within the curtilage of either the hereby permitted dwellings without the prior written approval of the Local Planning Authority.
Reason: To maintain control over future extensions to protect the limited amenity space available, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The existing access to the site on Beech Grove shall be stopped up and abandoned and any footway/verge crossings shall be reinstated and the existing eastern boundary wall extended to enclose the rear garden prior to the first occupation of unit 2 hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and adjacent residential amenity, having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Neither of the units hereby permitted shall be occupied until the 2 parking spaces for each unit have been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The turning space in front of the parking spaces shall be retained to enable vehicles to enter and leave in a forward gear and this area shall be maintained and kept available for that purpose at all times.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for the following aspects have been submitted to and approved in writing by the Local Planning Authority:

- (a) Landscaping scheme for the frontage area including plant species, sizes and spacings and the arrangements to be made for the future maintenance of the landscaped areas;
- (b) The provision to be made for secure cycle storage for unit 2;
- (c) The provision to be made for bin and recycling refuse storage for both units;

Reason: To ensure a satisfactory form of development having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011; the Residential Parking and Cycle Provision SPD, March 2010 and the National Planning Policy Framework 2012.

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

1:1250 Site Location Plan

Existing Plans & Elevations Drawing No 01 Rev A

Proposed Plans & Elevations Drawing No 02 Rev D

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) You are advised that a public sewer is within the vicinity of the site and you must establish its exact position which may affect foundations before commencement of works. Furthermore 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 for further information.
- (5) This permission was granted in accordance with Policy DM24 of the Allocations Plan with the appropriate financial contribution having been made to the Solent Disturbance Mitigation Project.
- (6) 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit, amended plans sought and were forthcoming making the application acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

24 August 2015