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BOROUGH COUNCIL

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For: Mr & Mrs Hick
C/O PWP Architects Ltd

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

Application Number: APP/13/01095

Site Address: 47 North Shore Road, Hayling Island, PO11 0HN

Proposal: Two storey side extension following removal of existing single storey side extension; two storey rear and single storey extensions including rear balcony following removal of existing conservatory; extensive remodelling of facade including front extension and first floor front balcony also rendering of garage.

Further to your application received on 04 November 2013, 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory 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 window at first floor level in the Front / SE elevation to serve the family bathroom shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and

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having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The front and rear balconies as hereby approved shall not be brought into use until glazed screens of the height and position shown on the approved drawings and of obscure glazing, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass obscuration level 4. and shall remain in situ at all times thereafter.

Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Beyond those areas marked on the approved drawings as balconies, the flat roof of the single storey rear extension hereby approved, shall at no time be used as a balcony area for standing or sitting out or for any other purpose.

Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The two balconies at the rear of the property as hereby approved shall be completed prior to the use of the adjoining internal rooms.

Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan, site location and block plan - Drwg No. 1100 A
Existing and proposed GF plans - Drwg No. 1210 A
Existing and proposed FF plans - Drwg No. 1211 A
Existing and proposed SE and SW elevations - Drwg No. 1310 A
Existing and proposed NW and NE elevations - Drwg No. 1311 A
Existing and proposed street elevations - Drwg No. 1312 A
Existing and proposed roof plans - Drwg No. 1212 A
Front perspective - Drwg No. 1600 A
Rear perspective - Drwg No. 1601 A
Design and Access Statement - 1 November 2013
Internal Hall Perspective - Drwg No. 1604 A
Internal Hall Plan - Drwg No. 1603 A

Reason: - To ensure provision of a satisfactory development.

- 8 The glazing at first floor level on the circular entrance hall as shown on Drwg No: 1310 Rev (A) - SE & SW elevations shall at all times remain fixed shut and be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.

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 6573.
- (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 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:

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



Mr Chris Murray
Service Manager (Planning Development)

27 January 2014