



Havant
BOROUGH COUNCIL

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For: Mr J McMahon

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

Application Number: APP/15/00103

Site Address: 20 Sandy Beach Estate, Hayling Island, PO11 9RG

Proposal: Variation of condition 8 of planning permission APP/14/00373 (Demolition of existing two storey 3 bed house and construction of three storey 2 bed house) to amend approved plans to increase footprint of new dwelling to accommodate staircase, and other minor internal and external changes

Further to your application received on 23 January 2015 which was valid from 02 February 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 No percussive piling or works with heavy machinery shall occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: In the interests of the nature conservation and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The new dwelling and hardstanding areas, hereby approved, shall be built in accordance with the materials approved under application APP/14/00373:
External Walls: Weber through coloured render system, fine texture finish – colour: 674 silver pearl
Roof: membrane system: colour light grey
Windows / doors: upvc – Grey
Boarding Marley Eternit Cedral Weatherboard – Slate Grey
Stainless steel & glass balustrade plus privacy screen
Front drive – Marshalls permeable Drivesett Tegular paving –pennant grey
Paving / patio – Bradstone Textured – Buff
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be constructed in accordance with the approved foul and surface water drainage scheme for APP/14/00373 shown on approved plan - Drawing 107 Rev.M Dated 19.09.14 and the accompanying letter from Southern Water dated 24/10/2014 Ref: SWS-HANTS-S106-006503
- The development hereby permitted shall not be brought into use prior to the completion of the approved foul and surface water drainage provision.
- Reason:** Having regard to the location of the site within an identified Flood Zone, to safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The privacy screens indicated on the north and south elevations on the second floor level shall be provided prior to the occupation of the dwelling hereby approved and shall be retained at a minimum height of 1.5m and permanently maintained with obscure glazing or non-see through solid material.
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.
- 6 The development hereby approved shall be implemented in accordance with the mitigation measures provided in the submitted Flood Risk Assessment for APP/14/00373 titled "Flood Risk Assessment for 20 Sandy Beach Estate" and date stamped 7th April 2014.
Reason: To ensure the development does not result in unacceptable flood risk to existing and future occupants and to accord with the requirements of the NPPF and policy CS15 of the Core Strategy.
- 7 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
• Drawing 101 Rev.C
• Drawing 107 Rev.R
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 Development Control 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:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.



Julia Potter
Executive Head - Economy and Planning

30 March 2015