



Havant
BOROUGH COUNCIL

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Mr V Jennings
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For: Mr O Stewart

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

Application Number: APP/14/00581

Site Address: Crabbers Nip, 60 Bracklesham Road, Hayling Island, PO11 9SJ

Proposal: **Part retrospective application to provide 2nd floor balcony with associated screening, cladding and fenestration changes, and removal of 1st floor conservatory to form additional 1st floor balcony with associated screening.**

Further to your application received on 03 June 2014 which was valid from 17 June 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 details shown on the submitted plans, the window at 2nd floor level in the southern elevation of the building shall be:
 - (i) fixed shut at all times; and
 - (ii) 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 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, March 2012.
- 3 The screening and obscure glazing to the 2nd floor balcony, as shown on the plans hereby permitted, shall remain in place at all times. All obscure glazing shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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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, March 2012.

- 4 Notwithstanding the details shown on the submitted plans, within 6 weeks of the date of this decision an obscurely glazed 1.8m high screen shall have been installed along the full length of the southern side of the first floor balcony hereby permitted, and such screen shall thereafter remain in place at all times. The balcony shall not be brought into use until the screen has been installed. The obscure glazing 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, March 2012.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such 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, March 2012.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans, unless required otherwise by the conditions listed below:

Block & Location Plans received 3 June 2014

SP/5- Proposed & Existing Floor plans received 17 June 2014

SP/2/E - Proposed & Existing Elevations & Street profile received 17 June 2014

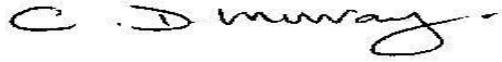
Reason: - To ensure provision of a satisfactory development.

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 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 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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

12 August 2014