



Havant
BOROUGH COUNCIL

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Mr P White
24 Lensyd Gardens
Waterlooville
PO8 9SJ

For: Mr D Rule

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

Application Number: APP/14/00513

Site Address: 2 Selsey Close, Hayling Island, PO11 9SX

Proposal: Proposed front porch and rear extension. Replacement window configuration to front.

Further to your application received on 14 May 2014, which was valid from 16 May 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250 as shown on Existing Plans & Elevations Plan Stamped 14 May 2014
Site Plan 1:500 as shown on Existing Plans & Elevations Plan Stamped 14 May 2014
Proposed Plans & Elevations Plan Stamped 14 May 2014

Reason: - To ensure provision of a satisfactory development.

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- 4 The development hereby approved shall be built in accordance with the following flood risk measures:
- 1) Proposed floor level will be minimum 150mm above ground level to both porch & extension.
 - 2) dpc tray set at 300mm above ground level and to be installed to all external walls.
 - 3) New soakaway is to be installed in rear garden to take extension only, with the main house connected to the existing sewer.
 - 4) A non return value / anti flood value will be fitted on the new foul drainage to eliminate any back flow as a result of flooding.
 - 5) New aco channel to be fitted to the front of the existing garage and connected into the existing storm sewer.

Reason: To ensure that the development does not cause an unacceptable flood risk to occupants of the existing dwelling or neighbouring properties in accordance with policy CS15 of the Havant Borough Core Strategy March 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/pes.
- (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)
11 July 2014