



Havant
BOROUGH COUNCIL

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Mr B Bowhill
The Merchant House
High Street
Bishops Waltham
SO32 1AA

For: Mr D Robins

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

Application Number: APP/13/00075

Site Address: Samphire House, 17 Seafarers Walk, Hayling Island, PO11 9TA

Proposal: Part single storey, part two storey side extension with associated decking and extension car port to existing garage.

Further to your application received on 25 January 2013, which was valid from 13 May 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

729/03 Revision A (Proposed Floor Plans)

729/04 (Proposed Elevations)

729/05 (Site and Location Plans)

Arboricultural Impact Appraisal and Method Statement prepared by Technical Arboriculture Limited (received by the Council on 13 May 2013 and supplemented by the e-mail received by the Council on 12 July 2013)

Reason: - To ensure provision of a satisfactory development.

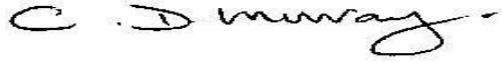
- 3 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials, including those of the proposed flue, shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Tree protection shall be carried out in full accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Technical Arboriculture Limited (received by the Council on 13 May 2013 and supplemented by the e-mail received by the Council on 12 July 2013). All measures forming part of such approved specification shall be undertaken and fully adhered to at all times. Any tree which is shown for retention in that document but which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position, unless the Local Planning Authority gives prior written approval for any variation.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 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) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 given the opportunity to respond to issues arising from consultation responses.

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

Mr Chris Murray
Service Manager (Planning Development)

06 August 2013