



Havant
BOROUGH COUNCIL

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Mr How
Oakcraft
Holmsley Mill
Lyndhurst Road
Holmsley
BH24 4HY

For: Mr Walton

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

Application Number: APP/14/01027

Site Address: 34 St Catherines Road, Hayling Island, PO11 0HF

Proposal: Construction of detached garage with storage above.

Further to your application received on 02 October 2014 which was valid from 06 October 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location, Site, Floorplans and Elevation, Drawing No PL001- Rev C
AIA & TPP prepared by Martin Dobson (MDA reference B70 18/11/14)

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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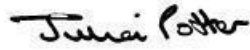
- 4 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever nor shall it be used as a separate unit of residential accommodation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order the building shall not be enlarged nor shall additional windows, doors or other openings be constructed in the roof or any part of the building above eaves level or in either side elevation of the building above ground floor level without the prior written approval of the Local Planning Authority.
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.
- 6 All construction works shall be undertaken in line with the Arboricultural Impact Assessment & Tree Protection Plan prepared by Martin Dobson (MDA reference B70 18/11/14)and the works including construction of the access drive shall be supervised by a qualified Arboriculturalist.
Reason: To ensure that the trees are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and 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 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/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:

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

A handwritten signature in black ink, appearing to read 'Julia Potter'.

Julia Potter
Executive Head - Economy and Planning

21 January 2015