



Havant
BOROUGH COUNCIL

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Mr P Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mr Bailey

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

Application Number: APP/14/01061

Site Address: 25 Brights Lane, Hayling Island, PO11 0JX

Proposal: Two storey side extension to create 1No. 3 bed semi-detached house with associated parking and to provide additional living accommodation to existing dwelling (revision to approved application APP/14/00679 to show a single storey rear addition to the family/kitchen area).

Further to your application received on 09 October 2014 (which was valid from 20 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 external materials to be used on both the rear and side extensions 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 shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the new dwelling and three parking spaces provided within the curtilage of the existing dwelling 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 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Order Ref: APP/14/01061

Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the General Permitted Development Order, as amended, shall be erected within the curtilage of the new dwelling approved by this permission without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 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, no additional windows or other openings shall be constructed in the west side elevation of the new dwelling hereby approved at first floor level or above, 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 At least 14 days prior to the commencement of development hereby permitted, the applicant shall notify the Local Planning Authority in writing, confirming that this permission is being implemented rather than the permission APP/14/00679, which was granted on 22nd August 2014. The notification shall include clear reference to both permissions and a return postal address.

Reason: To enable the Local Planning Authority to ensure that the payment previously made under APP/14/00679 towards the Solent Mitigation Disturbance Project under Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012, is then logged to this new permission if implemented instead of permission number APP/14/00679.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site/location plan
Existing ground floor
Existing first floor
Existing elevations
Proposed ground and first floor
Proposed elevations
Cross section

Reason: - To ensure provision of a satisfactory development.

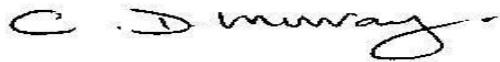
Other Important Information:

- (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 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)

15 December 2014