



Havant
BOROUGH COUNCIL

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Mr Holman
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For: Mr & Mrs Collins

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

Application Number: APP/14/01057

Site Address: 13 Chichester Avenue, Hayling Island, PO11 9EZ

Proposal: **Proposed extension to existing roof to provide additional accommodation, new front porch extension and single storey annexe to rear (Revised Application).**

Further to your application received on 09 October 2014 (which was valid from 13 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 for the extension to the dwelling hereby approved shall match in type, colour and texture those on the existing dwelling. The external materials for the annexe building hereby approved shall be as stated in the current application unless any variation is first approved in writing by the Local Planning Authority.
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 Notwithstanding any information contained in the current application, the annexe building hereby permitted shall not be used at any time other than for purposes ancillary and incidental to the occupation and enjoyment of the existing dwelling at the site, in accordance with the plans hereby approved and the information submitted with the application (including the agent's letter of 16th October 2014, received by e-mail transmission). It shall not be used or occupied as a separate unit of accommodation nor shall it be used for any business, commercial or industrial purposes whatsoever.

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Reason: In the interests of clarity and because uses other than as an ancillary annexe or other purposes incidental to the existing house would give rise to a form of development which is unrelated to the character of the surrounding area. It would also be tantamount to the creation of a separate dwelling which would give rise the need for separate amenity space and on-site parking and the likely increase in activity, noise and disturbance which would be likely to harm neighbouring amenities and lead to inadequate parking. This condition is in order to ensure that the development is in accordance policies CS16 and 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 Permitted Development Order, the annexe building hereby approved shall not be enlarged, nor shall further additional windows be added into any part of its roof, nor shall any mechanical ventilation outlets be added within 1 metre of any boundary, 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.

- 5 The rooflight window to the stairwell in the southern roofslope and the rooflight window to the landing area in the northern roofslope of the extension to the dwelling hereby approved shall each, at all times:

(i) have a cill height which is at least 1.7m above internal floor level, and

ii) be permanently glazed entirely with obscure glass, the particular type of which glass 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 2012.

- 6 The rooflight windows in the southern roofslope of the annexe building hereby approved shall each, at all times:

i) have a cill height which is at least 1.7m above internal floor level, and

ii) be permanently unopenable, and

iii) be permanently glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. and glazed entirely with obscure glass, the particular type of which glass 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 2012.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed above ground floor level in either the southern or northern side elevations of the extension to the existing dwelling hereby approved, 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.

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

8411.01B - Site/Location plans & Proposed annexe details (annexe building with hipped roof)

8411.02 - Main dwelling proposed plans & elevations

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/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 sought and were provided with pre-application advice,

You were updated about issues after the initial site visit and advised to make amendments in order to enable the application to be approved.

- (5) The applicant is reminded that the application has been determined only under planning legislation and that where Building Regulations may be required, they should contact the Council's Building Control Office at the earliest opportunity to discuss any requirements, such as fire safety. Tel: 02392 44657.



Mr Chris Murray
Service Manager (Planning Development)
08 December 2014