



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Galloway
Peter Galloway Partnership
17A Langstone Road
Havant
PO9 1RA

For: Mr Snell

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

Application Number: APP/14/00704

Site Address: 194A Sea Front, Hayling Island, PO11 9HR

Proposal: Erection of detached 4 bay car port.

Further to your application received on 04 July 2014, which was valid from 21 July 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 shall be constructed strictly in accordance with the Arboricultural Impact Appraisal and Method Statement ref 14113-AIA-MW dated 25 April 2014 as amended 28 August 2014.
Reason: To ensure that trees are adequately protected from damage to health and stability throughout the construction period in the interests of amenity 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 not be occupied until the 1.8m high close boarded fencing along the eastern boundary with 190 Sea Front shall have been provided in accordance with approved plans. The fencing shall thereafter be maintained in accordance with approved details.
Reason: In the interests of the amenity of the neighbouring property 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 car port hereby approved shall be used for domestic parking only and for no other purpose without the prior written approval of the Local Planning Authority.
Reason: In the interests of clarity, to control the use of the car port and avoid an inappropriate form of use, which may adversely affect neighbouring amenities and the character of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS location plan

OS block plan

Arboricultural Impact Appraisal and Method Statement ref 14113-AIA-MW dated 25 April 2014 as amended 28 August 2014

Tree protection proposals plan 14/30/T01

Site Plan and garage elevation 14/30/P01

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:

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

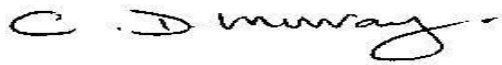
(5) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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,

(6) the applicant should ensure that no part of the development hereby approved encroaches on, under or over neighbouring property, (including any roof overhang or guttering).



Mr Chris Murray
Service Manager (Planning Development)

12 September 2014