Havant
BOROUGH COUNCIL

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To:
Mr I Reed
Architectural Planning Ltd
1a Nutbourne Road
Sandy Point
Hayling Island
Hants PO11 9RT

For: Mr & Mrs Lewis

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

Application Number: APP/11/01079
Site Address: Smugglers Haunt, 32A Sea Front, Hayling Island, PO11 9HL
Proposal: Removal of existing flat roof and alterations to form pitched roof with ancillary living accommodation over, with front dormer window and rooflights to east, west and north elevations.

Further to your application received on 31 May 2011 which was valid from 23 June 2011, 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 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:
Plan 1 - Location Plan 1:1250
Plan 2 - Site Plan 1:500
Plan 3 - Existing Ground Floor Plan
Plan 4 - Existing First Floor Plan
Plan 5 - Existing Elevations
Plan 6 - Proposed Ground Floor Plan
Plan 7 - Proposed First Floor Plan
Plan 8 - Proposed Second Floor Plan
Plan 9 - Proposed Elevations Rev A
Reason: - To ensure provision of a satisfactory development.

3 Construction of the roof hereby permitted shall not commence until samples and details of all external roofing materials 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

4 Construction of the roof hereby permitted shall not commence until details and sections of all proposed external windows to a scale of not less than 1:20 shall be submitted to and approved by the Local Planning Authority. The windows shall be installed in accordance with the approved details.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

5 The finish to the raised front wall together with all works of external repair, restoration and replacement shall match the external finishes of the existing dwelling, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

6 The proposed rooflight windows at 2nd floor level in the north, east and west facing elevations of the property shall either:-
(i) have a minimum cill height of 1.75m above finished floor level or
(ii) at all times be and remain 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 be fitted with restricted openings in accordance with details to be submitted to and approved in writing by 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 Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the existing property and the effect on the character and appearance of the area. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

18 August 2011

Our Ref: APP/11/01079