



Havant
BOROUGH COUNCIL

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

For: Mr Hewson

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

Application Number: APP/13/01126

Site Address: 16 Bracklesham Road, Hayling Island, PO11 9SJ

Proposal: New pitched roof to allow living accommodation at second floor level, including rooflights and incorporating Juliet Balcony to rear, two storey front extension, and extension to rear balcony including glazed roof and additional screening. (Revised Application).

Further to your application received on 08 November 2013, 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 Construction of the extension hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site 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, March 2012.

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- 4 The roof lights serving the master bedroom within the development hereby permitted shall:-

(i) be of a type not capable of being opened, and shall be maintained in that condition at all times;

and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity 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 National Planning Policy Framework, March 2012.

- 5 Notwithstanding the submitted plans the balcony hereby approved shall not be brought into use until full height obscure glazed privacy screens have been fixed to the east and west elevations and the privacy screens shall be retained at all times thereafter. The privacy screens shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity 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 National Planning Policy Framework, March 2012.

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

Flood risk assessment as submitted for planning permission APP/12/01123 date stamped 29th October 2012

Site plan Ref 01490403 received 8 November 2013

Block plan Ref 01490404 received 8 November 2013

Proposed floor plan received 8 November 2013

Proposed elevations received 8 November 2013

Proposed section received 8 November 2013

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 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 The Plaza or by telephoning 023 9244 6015.

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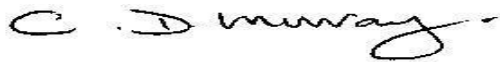
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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.

- (5) You are advised that in seeking to discharge the requirements of Condition 2 of this permission, regard should be had to the previous advice of Chichester Harbour Conservancy, which requested that the rear gable face should be finished in brick, tile-hanging or natural timber cladding (as per the properties to the west) so as to reduce its prominence in views from the nearby Area of Outstanding Natural Beauty.



Mr Chris Murray
Service Manager (Planning Development)

02 January 2014