

4 MAY 2013

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To:
David Martin
The Old Dairy
Ham Farm
Main Road
Bosham
PO188EH

For: Mr R Wardle

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 03/67620/001

Site Address: North Farm Cottage, Northney Lane, Hayling Island, PO110SE

Proposal: Demolition of existing outbuildings to north west of dwelling and erection of a two storey detached structure comprising a double garage and workshop at ground floor level and a store and study at first floor level and the erection of a single storey detached structure to form a store.

Further to your application received on 10 June 2003 which was valid from 17 June 2003 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.

In reaching its decision the Council has had regard to the policies and proposals C1, C2 and E7 of the Hampshire County Structure Plan 1996-2011 (Review) and policies and proposals C1, C22, E1 and GDD1 of the Havant Borough Local Plan 1994.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with your application, as amended by plans and documents received on 21 July 2003 and 22 August 2003 and;
- (ii) The following conditions:

Conditions:

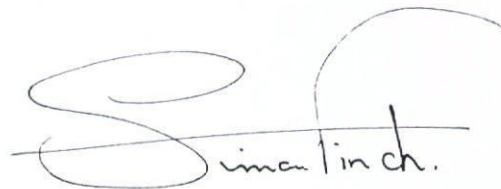
- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and 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.
- 3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality.
- 4 No development including site clearance shall commence on the site until all trees / hedgerows, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification:
- 1.2 m minimum height chestnut paling to BS 1722 Part 4 standard, securely mounted on 1.2 m minimum height timber posts driven firmly into the ground / or 2.4 m minimum height heavy duty hoardings securely mounted on scaffold poles.
- Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
- Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity.
- 5 Notwithstanding Condition 4, if any trees or hedgerows are damaged or removed, a scheme of replacement planting (including timing provisions) shall be submitted to and approved by the Local Planning Authority. Any replacement planting that, within a period of 5 years after planting is removed, damaged or dies, shall be replaced like for like before the end of the next planting season, unless any variation is first agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the area.
- 6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To secure a satisfactory form of development.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north and west elevation of the garage, store, workshop and study without the prior written approval of the Local Planning Authority.
Reason: To protect the privacy of 8 Spinnaker Grange.

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 Department for Transport Local Government and the Regions, 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.
- (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 Directorate of Environmental Services at the Civic Offices or by telephoning 023 9244 6581/2.
- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 13 November 2003 which requires the building permitted to not be used other than as a garage, workshop, study and store ancillary to North Farm Cottage.

A handwritten signature in black ink, appearing to read 'J A Batchelor', with a large, stylized 'S' or 'B' shape above it.

for Mrs J A Batchelor
Acting Head of Planning and Development

4 December 2003