

19.06.14.

Having discussed
matters further with
Simon, we have agreed
it will be best to get this
resolved a.s.a.p. Therefore
we will ensure we are
available on Thurs 7th August
and Thurs 14th August.

11 Manor Way
Hayling Island
Hampshire
PO11 9JH

16th June 2014

To whom it may concern,

We are writing to explain the circumstances behind our application for retrospective planning permission [without prejudice] for our loft conversion. We would like to assure all concerned that the conversion was designed by reputable architectural consultants, is completed within the parameters for permitted development and building regulations and that we followed correct procedures in this project.

Before we began our loft conversion, we were looking to move to a larger property to accommodate our family needs and hoping to enjoy a view of the Solent. After an extensive search, we decided that a loft conversion in our current property would provide for these needs. We engaged a consultant and contacted the Council in November 2013 to ask if there were any restrictions on converting our loft. Later that month, we received a reply confirming there were no restrictions relating to our property. Knowing that the consultant had planned everything within permitted development controls, and therefore there was no need for planning permission, we began to organise the conversion of our loft.

All went well and the conversion was almost finished when the Council contacted us in the middle of May, explaining that restrictions had come to light regarding our property. These stated that we needed to write to the Council for permission if we altered the windows. By this stage, we were at the point of no return. The Council assured us that we had done nothing illegal whatsoever, but because of this previously overlooked restriction, they would like us to apply for retrospective planning permission.

Again, we would like to reassure any person concerned, that everything we have done is within building regulations and permitted development standards.

Yours Faithfully,

Mr & Mrs Graham

HAVANT BOROUGH
COUNCIL

20 JUN 2014

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Havant
BOROUGH COUNCIL

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Civic Centre Road
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Hampshire PO9 2AX

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www.havant.gov.uk

Ms L Graham

Our Ref: GEN/13/01048
Direct Line: (023) 9244 6514
Ask For: Mrs B Crawford
Email: planning.development@havant.gov.uk

28 November 2013

Dear Ms Graham

Site Location: 11 Manor Way, Hayling Island, PO11 9JH
Re: Covenant check

Thank you for your recent enquiry regarding the above address.

Following my research of the planning history, I can confirm that there are no restrictions at your property with respect to converting the loft.

If you would like to know whether planning permission would be required for your proposal, the Council currently operates a chargeable pre-application advice service for enquiries of this type. Details of the service can be found here:

<http://www.havant.gov.uk/development-control/pre-application-advice-and-charges>

If you would like to proceed with this type of enquiry, I would first request that the relevant fee of £25 be forwarded. Payment can be made by credit/debit card over the phone by contacting 02392 474174, cash or card at the Public Service Plaza or by cheque made payable to 'Havant Borough Council'. Please quote the above reference number when providing payment.

It would also assist the Council's response if you could provide further details of your scheme to include existing and proposed elevations.

I must advise you that until you have been able to provide me with the above details I am unable to progress your enquiry. Should I not receive the necessary fee within 14 days of the date of this letter I will assume that you no longer wish to pursue your enquiry and consider the matter closed.

For reference, information on householder permitted development (works not requiring planning permission) can be found here: <http://www.planningportal.gov.uk/permission/house>

Yours sincerely

B A Crawford
Mrs B Crawford
Enquiry Officer
Our Ref: GEN/13/01048



11 MANOR WAY MENGHAM, HAYLING ISLAND HAMPSHIRE, PO11 9JH

These
photos
related
to when
we purchased
the property
in 2001.

Manor Way is a very well regarded location a few hundred yards from Mengham Village, whilst just a few yards from the Common and Beach.



The tree
grew
even
bigger
in
subsequent
years.

Built in 1984
study, recent
suite shower
garage is int
indeed and e



dining room,
om with en
floor. The
very private

This tree provided
privacy for our
property and the
owners of 156, Sea Front.

The current owners
(Mr. and Mrs. Thompson)
removed the tree,
and therefore removed
the privacy between our
property (11, Manor Way) and theirs.



Photo we had from 2003 ish.

states.co.uk

BEDROOM 4: 12'3" x 9'9" (3.73m x 2.97m) with radiator, double glazed picture window to a side and rear elevation affording views over Hayling Bay, two pairs of doors to wide hanging wardrobe.

FAMILY BATHROOM: with white suite of panelled bath, Niagra electric shower above, pedestal washbasin, low level WC, ceramic tiled wall surfaces, shaver point, obscure double glazed window to a side elevation, radiator.

INTEGRAL GARAGE: 18'9" x 8'6" (5.71m x 2.59m) approached via a double width vehicular driveway, plumbing and space for washing machine, gas fired Thorn Apollo central heating and domestic hot water boiler, window to a side elevation.

OUTSIDE:



Brick garden walling forms the front boundary, front garden being laid to lawn with mature shrubs and trees. Access from the front to the rear is via both flanks. Immediately beyond the rear elevation is a flagged patio and terrace area, the remainder of the garden being laid to lawn with mature borders and enjoying a due south sunny aspect. External lighting, brick built barbeque.

SERVICES: All main services are connected but together with appliances have not been tested.

FOLIO NUMBER: 3396

FEATURES:

- **EARLY VACANT POSSESSION COULD BE AVAILABLE**
- **ALL FITTED FLOOR COVERINGS ARE INCLUSIVE**

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COUNCIL

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VIEWING ONLY BY APPOINTMENT PLEASE, THROUGH RAVEN ESTATES

- SOLE AGENTS -

Office Hours:

Monday to Friday:	9.00am to 6.00pm
Saturday:	9.00am to 4.00pm
Sunday:	11.00am to 3.00pm

Please inform us if suited.

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THE ACCOMMODATION:

Double width concrete vehicular driveway and footpath approach to:

RECESSED ENTRANCE PORCH: with external lantern and hardwood entrance door to:

ENTRANCE HALL: being very spacious with radiator, 180° return staircase via half landing with eastlight to first floor, storage cupboard beneath, dado railing, intercommunicating door to integral garage, ceramic tiled flooring throughout this and the dining room, doors to all rooms.

LOUNGE: 18'9" x 13'0" (5.71m x 3.96m) with double radiator, brick fireplace with hardwood mantel and brick hearth, open fire, dado railing, three uplighters, telecom connection, hardwood double glazed sliding patio doors opening upon the south facing terrace, telecom connection, archway to:

DINING ROOM: 11'7" x 9'9" (3.56m x 2.97m) with double radiator, double glazed picture window overlooking the rear garden, further window to the side, dado railing, intercommunicating door to entrance hall, ceramic tiled flooring.

STUDY: 9'0" x 8'3" (2.74m x 2.51m) with double radiator, double glazed picture window overlooking the front garden.

KITCHEN: 13'0" x 8'9" (3.96m x 2.66m) being completely refitted recently comprising marble effect preformed work surfaces, inset double bowl polycarbonate sink unit with mixer faucet set beneath double glazed picture window overlooking the front garden, inset Neff four ring hob unit together with matching Neff electric under oven, Neff extractor hood above, range of storage cupboards and drawer units, integrated larder fridge and separate freezer within tall housing unit, tall slide out storage cupboard, matching range of wall units incorporating low wattage display lighting, ceramic tiled wall surfaces, further double glazed picture window to a side elevation together with hardwood stable rear entrance door, radiator, display shelving.

CLOAKROOM: with pastel suite of low level WC, handbasin, radiator.

FIRST FLOOR:

GALLERIED LANDING: being spacious with access to insulated roof void, linen cupboard housing insulated hot water cylinder and immersion heater, slatted shelving, Georgian panelled doors with brass furniture to all rooms.

BEDROOM 1: 13'3" x 13'0" (4.03m x 3.96m) with radiator, double glazed picture windows to the front and side elevations, double doors to wide hanging wardrobe with storage shelving, door to:

EN SUITE SHOWER ROOM: with white suite of low level WC, pedestal wash basin, fully tiled shower cubicle with Mira controls and shower door, radiator, dado railing, obscure double glazed window to the front elevation.

BEDROOM 2: 13'10" x 9'9" (4.23m x 2.97m) with radiator, double glazed picture window overlooking the rear garden and providing views over Hayling Bay, two pairs of doors to wide hanging wardrobe.

BEDROOM 3: 13'0" x 10'6" (3.96m x 3.2m) with radiator, double glazed picture window overlooking the front elevation, single hanging wardrobe.





View of 156, Sea Front from 9, Manor Way



View of 156, Sea Front from 9, Manor Way



View of 154, Seafront from 9, Manor Way

These photos have
been taken from
existing windows; not
those of the left.

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View of 154, Seafront from 11, Manor Way Bedroom



View of 158, Seafront from 11, Manor Way Bedroom



View of 156, Seafront from 11, Manor Way Bedroom



View of 154, Seafront from 11, Manor Way Bedroom