



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
7 North Street
Havant
PO9 1PW

For: Mr Gooch
Climaur Properties (Southern) Ltd.

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

Application Number: APP/14/00256

Site Address: 183 Southwood Road, Hayling Island, PO11 9PZ

Proposal: Demolition of existing row of 3 garages and construction of row of 4 garages.

Further to your application received on 10 March 2014 which was valid from 18 March 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 Unless otherwise agreed in writing with the Local Planning Authority, the external facing materials to be used shall match in type, colour and texture those on the existing garages.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows, doors or other openings shall be constructed within the northern elevation of the garages hereby approved without the prior written approval of 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 The garages hereby permitted shall be used only for purposes incidental to the enjoyment of the residential accommodation situated at 183 Southwood Road and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Location Plan 1361-201
Block Plan 1361-202
Existing Plan 1361-211
Existing Elevation 1361-407
Proposal Plan 1361-204
Proposed Garage Elevations 1361-404
Flood Risk Assessment - New Garages - MHC/mw/1361

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 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



Mr Chris Murray
Service Manager (Planning Development)

13 May 2014