



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr R Wardle
The Annex
North Farm Cottage
Northney Lane
Hayling Island

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

Application Number: APP/13/00495

Site Address: The Annex, North Farm Cottage, Northney Lane, Hayling Island

Proposal: Variation of S106 Agreement of Planning Permission 03/67620/001 to allow the use of the annex for any purpose ancillary or incidental to the main dwellinghouse, including as a 'granny annex' or 'staff/nanny accommodation' or 'home office'.

Further to your application received on 24 May 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 the plans and other documents submitted with regard to your application.

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 Development Control Service at the Civic Offices 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:

- You were updated after the initial site visit and invited to consider amendments to the proposal.

- (5) This permission was granted subject to a Deed of Variation and Planning Obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 3rd December 2013 which requires the use of the annex to be limited to purposes ancillary or incidental to the use of North Farm Cottage as a single dwelling house.



Mr Chris Murray
Service Manager (Planning Development)

03 January 2014