



Havant
BOROUGH COUNCIL

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For: Mr & Mrs Digby

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

Application Number: APP/12/01219

Site Address: Primrose Cottage, Avenue Road, Hayling Island, PO11 0LX

Proposal: Variation of Condition No. 6 of Planning Permission APP/12/00291 relating to the alteration to first floor windows on south elevation.

Further to your application received on 19 November 2012 which was valid from 04 December 2012 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 the application; and
- (ii) The following conditions:

Conditions:

- 1 The windows at 1st floor level in the south west elevation of the extension approved under Planning Permission APP/12/00291 shall comply with the following criteria:
 - (i) all windows shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4;
 - (ii) the High Level bedroom windows shall have a minimum cill height of 1.6m above finished floor level and be and remain fitted with restrictors to prevent an opening distance of more than 10cm; and
 - (iii) the landing window shall be of a type not capable of being opened.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework March 2012.

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- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location plan and site plan serial no. 4045
 - Rear elevation dated 4th December 2012
- Reason:** - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011
CS16 High Quality Design

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of the design the effect on the neighbouring properties. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

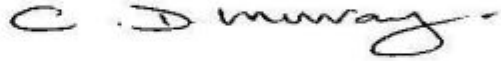
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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

In this instance:

- You sought and were provided with pre-application advice, and
- Your application was acceptable as submitted and no further assistance was required.

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- (5) You are advised that this permission only relates to Condition 6 of Planning Permission APP/12/00291 granted on 14 May 2012 which required the windows at first floor level in the south west elevation of the extension to be fixed shut and obscure glazed. Conditions 1-5 and 7 imposed by Planning Permission APP/12/00291 are still valid and should be complied with at all times.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

29 January 2013