

Mr G Ash
Graham Ash Architects Ltd
65 Leigh Road
Eastleigh
SO50 9DF

For: Marblesea Ltd

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

Application Number: APP/13/01012

Site Address: Former Hayling Bay Hotel Site, 50 Webb Lane, Hayling Island

Proposal: Variation of Condition 11 of Planning Permission APP/10/00089 to allow amendments to approved plans relating to site layout, floor plans, elevations and materials.

Further to your application received on 11 October 2013, which was valid from 20 December 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:

- (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, 22 February 2011, on which planning permission APP/10/00089 was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of all boundary means of enclosure in accordance with the approved details. At all times thereafter all of that means of enclosure shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall not be brought into use until space for the loading, unloading and parking of vehicles and bicycles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No external lighting shall be installed or operated at the site until and unless details of its appearance and intensity have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality 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.
- 6 The garages and car ports hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be used for any other purpose without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 All the windows in the north elevation annotated as obscured on the plans hereby approved 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.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS 16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Covering letter of 10th October 2013 ref 06:055 from Graham Ash Architects
Site/Location Plan 03:034:22 Ref F
Proposed Site Plan/FF Plan/Street Elev. 03:034:21 Rev S
Proposed Elevations 03:034:23 Rev R
Second and Third Floor Plan 03:034:24 Rev M
Proposed Elevations (coloured) 03:034:29 Ref A
Proposed Section 03:034:27
Landscape Management Plan 1st Issue 25.11.13
Planting Plan 2813-101
Hard Landscaping Proposals 03:034:30
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.

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(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.

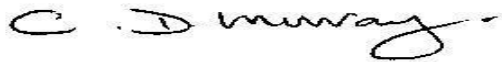
(4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,

(5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 21st January 2014 which requires that the obligations in the unilateral undertaking of 7 January 2011 are met. These are the payment of a Hampshire County Council Transport Contribution of £32,049 (indexed) and a Playing Space Contribution of £9,239.50 prior to commencement.



Mr Chris Murray
Service Manager (Planning Development)

10 February 2014