



Havant
BOROUGH COUNCIL

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Mr Murray
I J Murray Associates
173 Rushdene Havant Road
Hayling Island
PO11 0LF

For: Mr & Mrs Galyer

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

Application Number: APP/13/00550

Site Address: 4 Salterns Close, Hayling Island, PO11 9PL

Proposal: Two storey side extension to create an annexe.

Further to your application received on 07 June 2013, which was valid from 18 June 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 on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 The annex hereby permitted shall be occupied only for purposes incidental to that of the dwellinghouse and shall at no time be used as a separate unit of accommodation without the written permission of the local planning authority.
Reason: In the interests of neighbour amenity and to prevent an overdevelopment of the site area and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

073-A102 V7 - Stamped 7th June 2013

073-A103 V7 - Stamped 7th June 2013

073-A104 V7 - Stamped 7th June 2013

Reason: - To ensure provision of a satisfactory development.

- 5 The development hereby permitted shall be implemented in accordance with the advice and mitigation measures submitted within the supporting Tree Report dated 20th May 2013, prepared by Gifford Tree Service.

Reason: In the interests of the protection of the trees along the western boundary which have a collective visual amenity to the immediate area and to accord with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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:

- Your application was acceptable as submitted and no further assistance was required.

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

Mr Chris Murray
Service Manager (Planning Development)

13 August 2013