



Havant
BOROUGH COUNCIL

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Mr Miller
6 Selsey Close
Hayling Island
PO11 9SX

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

Application Number: APP/13/01094

Site Address: 6 Selsey Close, Hayling Island, PO11 9SX

Proposal: Single storey side and front extension following demolition of existing porch, garage and study.

Further to your application received on 04 November 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.
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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Licence no. 100019980
Summary received 4th November 2013
Proposed Floor Plan (Drawing 2)
Proposed Elevations, floor plan and roof plan (Drawing 3)

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/13/01094

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) You are advised that a public foul sewer lies within close proximity to the site. The exact position of the foul sewer must be determined on site before the layout of the proposed development is finalised. Please note the following advice from Southern Water:
 - No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.
 - No new soakaways should be located within 5m of the public sewer.
 - All existing infrastructure should be protected during the course of construction works.

Consent may be required from Southern Water to build in the vicinity of the public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0845 2780845.
- (5) 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.



Mr Chris Murray
Service Manager (Planning Development)

20 December 2013