



Havant
BOROUGH COUNCIL

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Mr Yeates
Yeates Design and Architecture
74 Clerkenwell Road
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EC1M 5QA

For: Mr & Mrs Peters

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

Application Number: APP/12/00782

Site Address: 12 Wittering Road, Hayling Island, PO11 9SP

Proposal: Two storey front extension; single storey rear extension; extension of rear and side roof terrace and external staircase to rear; new cladding and overall refurbishment.

Further to your application received on 25 July 2012, which was valid from 26 July 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 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 Construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Location and Site Plan Dwg.no.528/P/001 received 26 July 2012
Existing Ground Floor Plan Dwg.no.528/P/002 received 26 July 2012
Existing First Floor Plan Dwg.no.528/P/003 received 26 July 2012
Existing Elevations Dwg.no.528/P/004 received 26 July 2012
Existing Elevations Dwg.no.528/P/005 received 26 July 2012
Proposed Ground Floor Plan Dwg.no.528/P/006 received 26 July 2012
Proposed First Floor Plan Dwg.no.528/P/007 received 26 July 2012
Proposed Elevations Dwg.no.528/P/008 received 26 July 2012
Proposed Elevations Dwg.no.528/P/009 received 26 July 2012
Site Photos/Proposals Dwg.no.528/P/010 received 26 July 2012
Design and Access Statement received 26 July 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

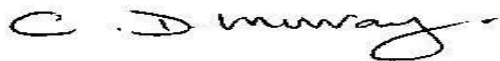
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS16	High Quality Design
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

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 character of the Area of Outstanding Natural Beauty and the effect on 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.

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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 Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

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

Mr Chris Murray
Service Manager (Planning Development)

09 October 2012