Havant BOROUGH COUNCIL

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Mr M Konas
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For: Mr & Mrs Jenkins

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

Application Number: APP/11/01267
Site Address: 113 Havant Road, Hayling Island, PO11 0LE
Proposal: Retrospective application for two storey and first floor level rear extensions and part single, part two storey side extension. Revised application to amend north and south facing roof slope windows and to include flue.

Further to your application received on 21 July 2011, which was valid from 16 September 2011, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 your application; and

(ii) The following conditions:

Conditions:

1 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 |Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

2 The rooflights on the south (first floor master bedroom), west (first floor bedroom and bathroom) and north (first floor master bedroom) facing roofslopes on approved Drawing No. PLAN-001 Rev B shall have a minimum cill height of 1.75m above finished floor level at all times.
Reason: To protect the amenities of adjoining residential properties and having due regard to saved Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed above ground floor level in either the north or south side elevations, nor in these roofslopes, without the prior written approval of the Local Planning Authority.
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 Havant Borough Local Development Framework, and Planning Policy Statement 1.

4 Three parking spaces shall be made available on site and shall be kept permanently available for the purposes of vehicle parking, turning and manoeuvring.
Reason: To safeguard the amenities of the locality and to ensure adequate parking provision in accordance with Havant Borough Core Strategy policy DM13 which forms part of the Havant Borough Local Development Framework.

5 No percussive piling or works with heavy machinery are to occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. (Heavy machinery constitutes use of pneumatic drills, diggers, dumper trucks and lorries). The applicant must ensure best practice is in place for operating machinery to reduce unnecessary noise.
Reason: To protect the presence of wildlife and having due regard to Planning Policy Statement 9.

6 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

7 The soil levels within the root spread of trees/hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

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

Location plan drawing number PLAN-002 dated 4th August 2011
Location plan scaled to 1:1250@A1 drawing number PLAN-002 dated 21st July 2011
Existing and proposed elevations drawing number PLAN-001 Revision B dated 21st July 2011

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies, 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 effect on neighbours. 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.gvo.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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

11 November 2011

Our Ref: APP/11/01267