



Havant
BOROUGH COUNCIL

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Mr D Harris
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For: C I Management Services Ltd

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

Application Number: APP/13/00002

Site Address: 19-23 and 29-31 Creek Road, Hayling Island

Proposal: Construction of a 3rd storey to both buildings, to provide 2No. 2 bed flats at 19-23 Creek Road and installation of new external staircase from existing first floor level and 1No. 2 bed flat at 29-31 Creek Road together with 2nd floor terrace.

Further to your application received on 24 December 2012, which was valid from 01 March 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 Construction of the building(s) 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development shall not be brought into use until a minimum of 4 parking spaces have been provided within the curtilage of 29 to 31 Creek Road and 3 of those spaces shall be provided for the development hereby permitted at 19 to 23 Creek Road and thereafter all of those spaces kept available for parking 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.

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- 4 The development shall not be brought into use until the cycle storage provision hereby approved has been provided and shall be made available for cycle parking for the development approved at 19 to 23 Creek Road and 29 - 31 Creek Road and thereafter that provision shall be kept available for such 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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Application form
Design and Access Statement
Flood Risk Assessment
0844/15 Rev A Site and Location plans
0844/10 Survey as Existing 19 - 23 Creek Road
0844/11 Design Proposals 19 - 23 Creek Road
0844/12 Survey as Existing 29 - 29a Creek Road
0844/13 Design Proposals 29 - 29a Creek Road
0844/14 Rev A Existing and Proposed Street Scenes
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS16	High Quality Design
CS21	Developer Requirements
DM13	Car and Cycle Parking on Residential Development

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 effect on street scene, effect on neighbours, highway and parking considerations and other issues. 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.

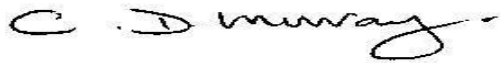
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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.
- (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.

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- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 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 11 April 2013 which requires the payment of a Hampshire County Council Transport Contribution of £11,235 prior to the date of the Undertaking.



Mr Chris Murray
Service Manager (Planning Development)

25 April 2013