



Havant
BOROUGH COUNCIL

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Mr I Reed
Architectural Planning Ltd
1a Nutbourne Road
Hayling Island
PO11 9RT

For: Mr K Inparajah

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

Application Number: APP/13/00010

Site Address: 35 & 35a Sandy Point Road, Hayling Island, PO11 9RR

Proposal: Alteration and extension of roof to create living accommodation at first floor level, comprising new mansard roof with dormers, extended over existing flat roof areas. Temporary retention of static caravan during construction period. (Revised application.)

Further to your application received on 02 January 2013, which was valid from 08 January 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 Notwithstanding Condition 1 above, the static caravan hereby permitted to be retained temporarily on site shall be removed from the site within 6 months of the date of this permission..
Reason: In the interests of the amenities of the area and occupants of the application site and surrounding dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

Our Ref: APP/13/00010

- 4 The roof light in the northern roof slope of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 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:

Design Statement and Flood Risk received 20 February 2013
OS Site Plan Licence No. 100047474 received 2 January 2013
Block Plan received 2 January 2013 received 2013 drwg.no 9013-05
Existing Ground Floor Plan received 2 January 2013 received 2013 drwg.no 9013-03
Existing Elevations received 2 January 2013 received 2013 drwg.no 9013-04 Plan 1
Block Plan received 2 January 2013 received 2013 drwg.no 9013-05 Plan 2
Proposed First Floor Plan received 2 January 2013 received 2013 drwg.no 9013-05 Plan 3
Proposed First Floor Plan received 2 January 2013 received 2013 drwg.no 9013-05 Plan 4
Proposed Elevation Plan received 2 January 2013 received 2013 drwg.no 9013-05 Plan 5

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
DM13	Car and Cycle Parking on Residential Development

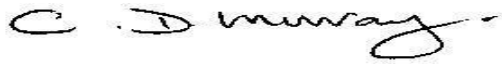
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the character and appearance of the area, the effect on residential amenity and flood risk. 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.
- (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,



Mr Chris Murray
Service Manager (Planning Development)

05 March 2013