



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Walker
Island Design
182 Seafront
Hayling Island
PO11 9AN

For: Ms Anderson

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

Application Number: APP/13/00148

Site Address: 49 Station Road, Hayling Island, PO11 0EB

Proposal: Change of use from first floor Ladies Hairdressing Salon (Class A1) to 1No. 1 bed flat with new external staircase to rear.

Further to your application received on 12 February 2013 (which was valid from 13 February 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received to the Council 4th April 2013
Block plan received to the Council 13th February 2013
Existing elevations received to the Council 13th February 2013
Proposed elevations received to the Council 13th February 2013
Existing ground floor plan received to the Council 13th February 2013

Our Ref: APP/13/00148

Proposed ground floor plan received to the Council 13th February 2013
Existing first floor plan received to the Council 13th February 2013
Proposed first floor plan received to the Council 13th February 2013
Proposed section drawing received to the Council 13th February 2013
Design and access statement received to the Council 13th February 2013

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 District Wide Local Plan 1996-2011

Havant Borough Core Strategy 2011

CS14	Efficient Use of Resources
CS16	High Quality Design
CS21	Developer Requirements
CS4	Town, District and Local Centres
CS9	Housing

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 neighbours, the effect on the character of the streetscene, parking, developer contributions and code for sustainable homes. 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.

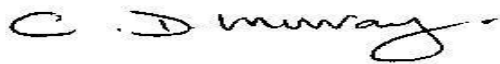
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the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

Your application was acceptable as submitted and no further assistance was required.

- (5) The proposed lay out of the new 1st floor domestic flat is such that the main entrance and exit to the property is through the kitchen. A fire is most likely to start in the kitchen meaning that the main route of escape would be inaccessible in event of fire. The applicant has proposed that the bedroom window be utilised as a means of escape, however the wall to the opposite property is in front of this window and less than one meter away, meaning that this proposed means of escape is made dangerous with the risk of a person colliding with the wall opposite in event of fire. It is therefore recommended that the applicant reconsiders the proposed layout, or seeks the advice from Hampshire Fire and Rescue Service in regards to detection equipment and alternative means of escape.



Mr Chris Murray
Service Manager (Planning Development)

10 April 2013