



Havant
BOROUGH COUNCIL

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Mr P Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mr Rowsell

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

Application Number: APP/12/01108

Site Address: 156 Havant Road, Hayling Island, PO11 0LJ

Proposal: Two storey (northern) side extension.

Further to your application received on 24 October 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 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 National Planning Policy Framework, March 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north elevation of the extension hereby permitted 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 Local Development Framework and National Planning Policy Framework, March 2012.

- 4 Construction of the development shall not commence until details of methods of measures which will be undertaken to prevent damage to public sewers, have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water prior to the commencement of the development.
Reason: To prevent damage to the adjacent public sewer and having due regard to policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and National Planning Policy Framework 2012.

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

Location plan Ref 01483040
Site plan Ref 01483039
Proposed ground floor plan dated Oct 2012
Proposed first floor plan dated Oct 2012
Section of proposed extension dated Oct 2012
Existing elevations dated Oct 2012
Proposed elevations dated Oct 2012
Existing ground floor plan dated Oct 2012
Existing first floor plan dated Oct 2012

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
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development

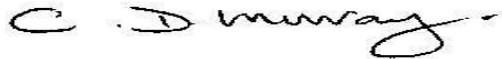
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of the design, the effect on the character of the area, the effect on the neighbouring properties, parking and the effect on sewer. 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 Civic Offices 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) Condition 4 has been imposed in light of advice received from Southern Water that the extension may lie within close proximity to a public foul sewer. You are advised to discuss this matter further with Atkins Ltd, Anglo St James house, 39A Southgate Street, Winchester SO23 9EH (Tel 01962 858688) **before** commencing work on site.



Mr Chris Murray
Service Manager (Planning Development)

19 December 2012