Havant BOROUGH COUNCIL

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Mr T Sage
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For: Rev P Ginever

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

Application Number: APP/11/01738
Site Address: St Marys Church, Church Road, Hayling Island, PO11 0NN
Proposal: Two storey extension to north of the church incorporating felling of 1No. Yew tree (T19) subject to TPO 1615, and landscaping.

Further to your application received on 04 November 2011, which was valid from 09 November 2011, 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 regards 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 development hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of an on site sample stonework panel, to be used for the construction of the same, have been provided and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

3 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents 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 The development hereby permitted shall be carried out strictly in accordance with the submitted Bat Report Ref 2012/5005/A unless otherwise agreed in writing by the Local Planning Authority.
Reason: To conserve and safeguard the visual amenities of the locality 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.

5 No work shall commence until details of replanting for the tree to be removed and details of replacement planting should the replanted tree fail within 5 years of replanting have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To conserve and safeguard the visual amenities of the locality 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.

6 No work shall commence until a method statement setting out the location of materials and equipment store and details of access for building materials and equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To conserve and safeguard the amenities of the locality 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.

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

Site Pan ref 2035/501
Block Plan ref 2035/502
Floorplan ref 2035/503, ref 2035/504
Elevations ref 2035/505, ref 2035/506, and ref 2035/507
Arboricultural consultant letter dated 12 October 2008 and 9 October 2009
Traffic Statement dated 16 November 2011
Bat Report Ref 2012/5005/A

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 The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

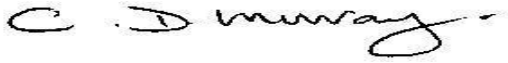
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM14	Car and Cycle Parking on Development (excluding residential)
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 visual effect and appropriateness of design and siting, the effect on protected trees, highway considerations, and ecology. 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.



Mr Chris Murray
Service Manager (Planning Development)

22 June 2012

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