

To:
Mr D Prior
51 St Thomas Avenue
Hayling Island
Hants
PO11 0EU

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00740

Site Address: 51 St Thomas Avenue, Hayling Island, PO11 0EU

Proposal: Two detached buildings with interconnecting pergola.

Further to your application received on 11 October 2010 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 your application.
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall not be used for any purposes other than those incidental to the principal use of the site for residential purposes and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not in a satisfactory position/ has insufficient amenity space/ has insufficient on-site parking to be occupied separately from the main dwelling and having regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.
- 2 Prior to the expiration of 3 months from the date of this notice of consent the rear and side walls of the structures shall be painted a sandstone colour masonry paint and permanently retained as such unless the Local Planning Authority gives prior written approval for any variation.
Reason: To minimise the impact upon the residential and visual amenities of the occupiers of neighbouring properties and having regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1 (High Quality Design)

T9 (Provision of Vehicle Parking and Turning Facilities)

National Policies

PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies and proposals, 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 upon residential and visual amenities of neighbouring occupiers. 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

for 

Julia Potter
Executive Head of Planning and Built
Environment

06 December 2010