



**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](http://www.havant.gov.uk)

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

For: Mr Davis

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

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**Application Number:** APP/12/00551

**Site Address:** 15 Fishery Lane, Hayling Island, PO11 9NP

**Proposal:** Single storey rear extension; 2No. dormer windows to front elevation and new attached garage to west side elevation.

Further to your application received on 28 May 2012, which was valid from 29 May 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 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Site location plan dated 30th May 2012  
Location plan dated 28th May 2012  
Existing elevations dated 28th May 2012  
Existing ground and first floor plans dated 28th May 2012  
Proposed elevations dated 28th May 2012  
Proposed ground and first floor plans dated 28th May 2012

**Reason:** - To ensure provision of a satisfactory development.

- 5 The single storey flat roof area hereby permitted shall at no time be used as a balcony.

**Reason:** To safeguard the residential amenities 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 Planning Policy Statement 1.

### **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**

|      |                                                  |
|------|--------------------------------------------------|
| 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 appropriateness of design, the effect on the neighbouring properties and highways. 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](http://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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray  
Service Manager (Planning Development)

24 July 2012