



Havant
BOROUGH COUNCIL

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Mr R Carter
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Brankesmere House Queens Crescent
Southsea
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For: Tranmere Trust

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

Application Number: APP/12/00745

Site Address: 124 Elm Grove, Hayling Island, PO11 9EH

Proposal: Construction of 1No. 1 bed flat at first floor level over vehicular access to rear parking area; with associated bin and cycle store. (Revised Application).

Further to your application received on 17 July 2012, which was valid from 25 September 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. One parking space each shall be allocated to the existing (No.124) and proposed unit and the spaces shall thereafter be retained and used solely for those 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 not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 5 The development shall not be brought into use until the cycle store has been provided within the site in accordance with the approved details . The store shall thereafter be retained and used solely for those purposes.

Reason: In the interests of sustainable transport 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.

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

Design and Access Statement 17.07.2012

Email 25.07.2012

Plan 12-1836-103 Rev P4 OS Map

Plan 12-1836-104 Rev P4 Block Plan

Plan 12-1836-100 Rev P5 Proposed Elevations

Plan 12-1836-101 Rev P7 Proposed site/Ground Floor Layout; Proposed First Floor Layout

Plan 12-1836-102 Rev P4 Existing Site/Ground Floor Layout; Existing First Floor Layout

Plan 12-1836 -105 Rev P2 Existing Elevations

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 District Wide Local Plan 1996-2011

TC1 (Hierarchy of Centres)

TC6 (Changes of Use Primary Frontages)

Havant Borough Core Strategy 2011

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

CS20 Transport and Access Strategy

CS4

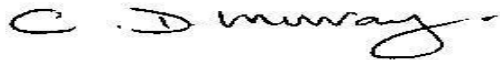
CS9 Housing

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 effect on the character and appearance of the area, the effect on neighbouring properties, and the adequacy of access and parking. 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.

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- (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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 20th August 2012 which requires the payment of a Hampshire County Council Contribution of £1,980 before development commences.



Mr Chris Murray
Service Manager (Planning Development)

15 November 2012