Havant BOROUGH COUNCIL

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Mr G Ash
G A Architects
Market Place
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For: Mr K Boothroyde

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

Application Number: APP/11/01771
Site Address: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR
Proposal: Extension of time limit for implementation of Planning Permission 08/52209/029 for extension to existing restaurant, internal modifications to create a larger kitchen and new escape stair to first floor guest accommodation.

Further to your application received on 15 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 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(s) 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

3 The restaurant hereby permitted shall not be used between midnight and 0900 hours at any time.
Reason: In the interest of the amenities of the occupiers of the neighbouring properties and having due regard to Policy C16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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

Design and Access Statement
Block Plan
Location Plan
05:043:01
05:043:06B
05:043:17A
05:043:25
05:043:37
05:043:38
05:043:39
05:043:40
05:043:41
05:043:42

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 Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM9	Development in the Coastal Zone

National Policies

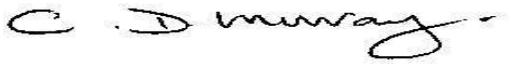
PPS 1	(Delivering Sustainable Development)
PPS 5	(Planning for the Historic Environment)

The Council considers, having regard to the objectives of these policies, 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 Listed Building, the effect on the neighbouring residential properties, the effect on trees and other matters. 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)

20 January 2012