Havant BOROUGH COUNCIL

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To:
Mr Murray
I J Murray Associates
173 Rushdene, Havant Road
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Hants
PO11 0LF

For: Mr Haffenden

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

Application Number: APP/11/01121
Site Address: 66 Sinah Lane, Hayling Island, PO11 0HJ
Proposal: Erection of detached double garage. (Revised application.)

Further to your application received on 08 June 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 your application.

(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 garage 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 Statements 1.

3 The garage hereby approved shall solely be used for purposes ancillary to the main dwellinghouse by the occupiers of that property, and shall be limited to the parking/storage of motor vehicles and associated chattels and not be used for any other purposes.

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Reason: In the interests of residential amenity, and so that the development takes place in accordance with details submitted and to accord Policy CS16 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statement 1.

4 Notwithstanding any information contained in the current application no development, including site clearance, shall commence until a detailed statement based on submitted application and tree reports has been submitted to and approved in writing by the Local Planning Authority. The statement must include necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837:2005), details of service trenching and excavation, storage of materials and measures to avoid and mitigate root compaction and pressure for future reduction and removal of trees. It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.
Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

5 The development, including site clearance, must not commence until details of the method of laying the foundations and piling have been submitted to and agreed in writing by the Local Planning Authority. The applicant shall give the Local Planning Authority 10 days written notice of the setting out of the pile foundations, so that the Local Planning Authority will have opportunity to supervise these works. The development shall only take place in accordance with these approved details unless the Local Planning Authority gives its written consent to any variation.
Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

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

- A101
- A102
- A103
- A104
- Design & Access Statement
- Arboricultural information

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 Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

National Policies

PPG13 (Transport)
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 design, siting and visual effect, the effect on trees and vegetation. 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.

Julia Potter
Executive Head of Planning and Built Environment

23 August 2011

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