



Havant
BOROUGH COUNCIL

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Mr Marshall
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For: Mr Lander

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

Application Number: APP/12/00581

Site Address: 19 Eastoke Avenue, Hayling Island, PO11 9QW

Proposal: Ground floor and first floor extensions to create 1No. two storey chalet style dwelling, including raising the roof by 1m, 2No. new dormers to south east elevation, new windows to all elevations, and ground floor rear extension. (Revised application for amendment to rear dormer.)

Further to your application received on 06 June 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 The external materials to be used shall accord with samples previously submitted and agreed, these being brick sample LBC Hanson Heathers, timber ship lap boarding stained dark brown or black and roof tile Redland Renown, colour grey, 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.

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- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed at first floor level within the rear north west elevation of the dwelling without the prior written approval of the Local Planning Authority. Furthermore, and notwithstanding the details shown on the approved floor plan, the external north west elevation shall be constructed in strict accordance with approved drawing 1123/011 rev.B Revised Elevations, and no juliet balcony shall be formed to any room at first floor level.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

- 4 The landing window proposed at 1st floor level in the north-eastern elevation of the building shall:-

- (i) remain fixed closed, and shall be maintained in that condition at all times;
- ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

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

- Site Location Plan O/S 0100031673 received 6 June 2012
 - Block Plan drwg.no 1123/08 rev.a received 6 June 2012
 - Existing Elevations drwg.no 1123/02/03 received 6 June 2012
 - Section Drawing drwg.no 1123/09 received 6 June 2012
 - Proposed Elevations drwg.no 1123/011 rev.b received 6 June 2012
 - Existing floor layouts drwg.no 1123/01a Received 6 June 2012
 - Proposed floor layouts drwg.no 1123/04a Received 6 June 2012
- Existing Elevations drwg.no 1123/02 received 6 June 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

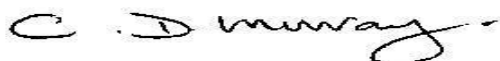
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM9	Development in the Coastal Zone

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 neighbours, the effect on the streetscene and the coastline and flood risk. 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)

01 August 2012