Havant BOROUGH COUNCIL

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Mr Berry
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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/11/01566
Site Address: 19 Eastoke Avenue, Hayling Island, PO11 9QW
Proposal: Ground floor and first floor extensions to create 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.

Further to your application received on 20 October 2011 (which was valid from 02 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 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 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 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 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 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 Planning Policy Statement 1.

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 Planning Policy Statement 1.

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

- Site Location Plan O/S 0100031673 received 20 October 2011
- Block Plan drwg.no 1123/08 received 20 October 2011
- Existing Elevations drwg.no 1123/03 received 20 October 2011
- Section Drawing drwg.no 1123/09 received 20 October 2011
- Revised Elevations drwg.no 1123/011 received 17 January 2012
- Proposed Roof Plan 1123/07 Received 20 October 2011
- Existing floor layouts drwg.no 1123/01a Received 27 October 2011
- Proposed floor layouts drwg.no 1123/04a Received 27 October 2011

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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM9	Development in the Coastal Zone

National Policies

PPS 1	(Delivering Sustainable Development)
PPS25	(Development and Flood Risk)

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 the effect on the neighbouring properties, the effect on the streetscene and coastline and flood risk issues. 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)

07 February 2012

Our Ref: APP/11/01566