Havant BOROUGH COUNCIL

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For: Mr Theophanous

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

Application Number: APP/12/00007
Site Address: 15 St Aubins Park, Hayling Island, PO11 0HQ
Proposal: Installation of spiral staircase access from first floor roof deck to rear garden and partial retention of roof terrace with hand rail and balustrade.

Further to your application received on 03 January 2012, which was valid from 09 January 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 carried out in accordance with the following approved plans:

Location Plan received 03 January 2012
Existing Block Plan received 03 January 2012
Existing Elevations Sheet 1 received 03 January 2012
Existing Elevations Sheet 2 received 03 January 2012
Existing Ground Floor Plan received 03 January 2012
Existing First Floor Plan received 03 January 2012
Proposed Elevations Sheet 1 received 03 January 2012
Proposed Elevations Sheet 2 received 03 January 2012
Proposed Ground Floor Plan received 03 January 2012
Proposed First Floor Plan received 03 January 2012

Reason: - To ensure provision of a satisfactory development.

2 The only area which may be used as a roof terrace / balcony is the area annotated as 'roof deck' on the approved first floor plan drawing 15SAP/PD/14 and elevations (sheet 2) drawing 15SAP/PD/16.
Reason: In the interests of clarity, to ensure that the roof terrace / balcony only comprises the area shown on the approved plans in order to safeguard 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.

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
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

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 area and the effect on residential amenity. 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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

29 February 2012