Havant
BOROUGH COUNCIL

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To:
Mr Fidler
Fidler Associates Ltd
31 Hillside Road
Northwood
Middlesex
HA6 1PY

For: Mr & Mrs Stone

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

Application Number: APP/11/00981
Site Address: 18 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Single storey rear extension with flat roof terrace above. Replacement garage.

Further to your application received on 27 April 2011 which was valid from 17 May 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, as amended by plans and documents received on 11 July 2011.

(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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

3 The development shall not be brought into use until three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south elevation of the garage hereby permitted, without the prior written approval of the Local Planning Authority.
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 balcony hereby approved shall not be brought into use until the obscure glazed privacy screen has been fixed to the south and north facing elevations of the roof terrace hereby approved in accordance with the approved plans. The privacy screen shall 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 neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

6 The development hereby permitted shall not take place except in accordance with the following requirements:

1. Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
2. No percussive piling or works with heavy machinery occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.

Reason: In the interests of the sensitive environmental status of the adjacent area and having due regard to policies CS11, DM8 and DM10 of the Havant Borough Core Strategy and PPS9.

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

- Location Plan
- BP-01 Rev A Existing block plan
- BP-02 Rev A Proposed block plan
- CR-01 Car parking plan
- 001 Existing ground floor plan
- 002 Existing first floor plan
- 003 Existing second floor plan
- EVX 01 Existing elevations
- 004 Existing roof plan
- EVX 02 Existing side elevation
- EVX 03 Existing side elevations (2)
- P001 Rev A Proposed ground floor plan
- P002 Rev C Proposed first floor plan
- EVP 01 Rev A Proposed front elevation
- EVP 02 Rev C Proposed rear elevation
- EVP 03 Rev B Proposed side elevation
- EVP 04 Rev B Proposed side elevations (2)

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
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)
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 appropriateness of the design, the effect on the neighbouring properties, the effect on the Area of Outstanding Natural Beauty, provision of parking, environmental issues 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.

(4) **Your attention is drawn to Natural England's Assessment under the Conservation of Habitats and Species Regulations 2010:**

In Natural England's opinion this proposal in its current form is unlikely to have a significant effect on the interest features of the above SPA/Ramsar/SAC sites and therefore does not require appropriate assessment in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 provided conditions to the effect of the following are attached to any planning permission granted:

Given the bird sensitivities in the area, the proposed construction will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds, therefore it will be necessary to:

Ensure best practice is in place for operating machinery to reduce unnecessary noise;

No percussive piling or works with heavy machinery occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.

Julia Potter
Executive Head of Planning and Built Environment

12 July 2011