Havant BOROUGH COUNCIL

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Mr Murray
I J Murray Associates
173 Rushdene Havant Road
Hayling Island
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PO11 0LF

For: Mr & Mrs MacDonald

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

Application Number: APP/11/01511
Site Address: 27-29 Salterns Lane, Hayling Island, PO11 9PH
Proposal: Conversion of 2No. semi-detached houses to 1No. 4 bed detached house incorporating demolition of existing single storey rear extensions and construction of new single storey rear extension.

Further to your application received on 05 October 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 The external materials to be used shall match in type, colour and texture those on the existing building.
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 Planning Policy Statement 1.

3 No construction or demolition works associated with this development shall take place within the over-wintering period, 1 October to 31st March inclusive, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of nature conservation to protect over-wintering wildfowl and having due regard to policy CS11 of the Havant Borough Core Strategy 2011, and Planning Policy Statement 9.

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

- A100 - Existing Plans and Views, Location Plan, Site/Block Plan
- A101 - Existing Elevs & Sections
- A102 - Proposed Plans and Views
- A103 - Proposed Elevs & sections

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
CS16 High Quality Design

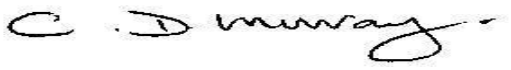
National Policies
PPS 1 (Delivering Sustainable Development)
PPS 9 (Biodiversity and Geological Conservation)

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 character and appearance of the area and 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.



Mr Chris Murray
Service Manager (Planning Development)

30 November 2011

Our Ref: APP/11/01511