Havant BOROUGH COUNCIL

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To:
Mr Murray
I J Murray Associates Ltd
173 Rushdene Havant Road
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PO11 0LF

For: Mr Johnson

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

Application Number: APP/11/01198
Site Address: 14 Laburnum Grove, Hayling Island, PO11 9DR
Proposal: Demolition of garage, store and conservatory to rear and sides. Two storey rear and side extension including new car port, raised roof height to allow loft conversion including dormers to east (front) and west (rear), including first floor windows and rooflights.

Further to your application received on 30 June 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 in connection ith 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 development hereby permitted shall be carried out in accordance with the following approved plans:

A101 Rev 1 - Plans
A102 Rev 1 - Elevations and Sections
A103 Rev 1 - Views
A105 - Existing Elevations and Sections
A106 - Existing Plans
A107 - Proposed Position of Rooflight Plan
Design and Access Statement
Tree report 12/10/2010
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.

3 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

4 The proposed works shall be carried out strictly in accordance with the submitted Arboricultural Statement and Method Statement.
Reason: To ensure the maintenance of the existing trees and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development framework and Planning Policy Statement 1.

5 The works indicated within the Method Statement shall be provided prior to any work being commenced and shall be maintained throughout the course of the works on the site.
Reason: To ensure the maintenance of the existing trees and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development framework and Planning Policy Statement 1.

6 Notwithstanding the approved plans the bathroom window at 1st floor level in the south elevation of the building shall:-

(i) be constructed to be fixed shut at all times with only the top light capable of being opened, and shall be maintained in that condition at all times; and
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.

7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows or other openings other than as hereby permitted shall be constructed at first floor level within the north and south elevations, or alterations made to the approved windows, 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.

8 The first floor north facing bedroom and hall store windows shall:-

(i) be constructed to be fixed shut at all times and shall be maintained in that condition at all times; and
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.

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)

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, the effect on residential amenity and adequacy of parking. 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.

Julia Potter
Executive Head of Planning and Built Environment

07 September 2011

Our Ref: APP/11/01198