Havant
BOROUGH COUNCIL

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To:
Mr McPhillips
RMW Associates
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Mary Rose Court
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For: Mrs Beadon

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

Application Number: APP/10/01027
Site Address: 16 Victoria Avenue, Hayling Island, PO11 9AJ
Proposal: Demolition of existing detached garage and lean to extension, and construction of a two-storey front extension with 1No. dormer window on east elevation and Juliette balcony on west elevation.

Further to your application received on 20 December 2010 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 supplemented by additional information received on 16 March 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 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 The windows at 1st floor level in the north and east elevations of the building since marked 'x' on the plans hereby approved 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 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 development shall be carried in strict accordance with the agreed method statement received on 20 December 2010 and the additional information received on 16 March 2011.
Reason: To protect the nearby trees and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

5 No development shall hereby commence until a method statement to explain how the development will be carried out in relation to the Hampshire County Council trees located in the adjacent highway verge, including the methods of protection of such trees to be employed has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried in strict accordance with the agreed method statement.
Reason: To protect the nearby trees and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

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
CS16	High Quality Design

National Policies

PPS 1	(Delivering Sustainable Development)

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 streetscene, the effect on the neighboring properties and the effect on nearby trees. 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

11 April 2011