Havant BOROUGH COUNCIL

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Mr Brown
Dwell Design
28 Beaconsfield Avenue
Cosham
Hants
PO6 2PT

For: Ms Munday

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

Application Number: APP/11/01152
Site Address: Ivory House, Copse Lane, Hayling Island, PO11 0QB
Proposal: Two storey rear extension incorporating terrace to south west elevation at first floor; single storey front extension; removal of existing roof to create a flat roof to property; creation of new access from Copse Lane.

Further to your application received on 16 June 2011, which was valid from 04 July 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; 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 extensions, alterations 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 and of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

3 The proposed additional access shall not be utilised before the proposed access and the crossing of the highway verge is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Site Location Plan 11010(pl) a
Block Plan 11010(pl)b
Proposed Site Plan 11010(pl) 05c
Proposed Ground Floor Plan 11010(pl) 06a
Proposed First Floor Plan 11010(pl) 07
Proposed Roof Plan 11010(pl) 08
Proposed Elevations 11010(pl) 010c
Design and Access Statement
Letter from Dwell Design dated 5/9/11
Letter from Dwell Design dated 19/9/11

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
CS20	Transport and Access Strategy
DM13	Car and Cycle Parking on Residential Development

National Policies

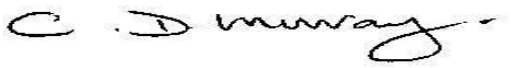
PPS 1	(Delivering Sustainable Development)
PPS 7	(Sustainable Development in Rural Areas)

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 character and appearance of the area, the effect on existing property, the effect on neighbouring properties and highway implications. 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)

02 December 2011

Our Ref: APP/11/01152