Havant
BOROUGH COUNCIL

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To:
Martin Critchell Architects
Metro House
Northgate
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PO19 1BE

For: Hillcrest Care Ltd

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

Application Number: APP/11/00095
Site Address: 24 Alexandra Avenue, Hayling Island, PO11 9AL
Proposal: Detached double garage. (Revised Application.)

Further to your application received on 28 January 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 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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be used for any other purpose whatsoever without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies DM13 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13.

4 Concurrent with the construction of the garage hereby approved, the 12no open-surface vehicle parking spaces and vehicle manoeuvring area shown on the plan drawing no. 08.056.10.E, which was received on 7th March 2011, shall be laid out and shall thereafter be used only for the parking and manoeuvring of vehicles and not for any other purposes whatsoever.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies DM13 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13.

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 District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011
CS16 High Quality Design
DM13 Car and Cycle Parking on Residential Development

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 appropriateness of the design, the effect on the streetscene, the effect on neighbouring properties and parking considerations. 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
25 March 2011