Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

O'Rooj Chartered Architect
P.O. Box 297
Wallington
Surrey
SM6 6AU

For: Mr Theophanous

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

Application Number: APP/11/01513
Site Address: 15 St Aubins Park, Hayling Island, PO11 0HQ
Proposal: Retrospective application for front extension, single storey rear infill extension, and provision of open canopy structure along eastern rear boundary.

Further to your application received on 06 October 2011, which was valid from 27 October 2011) Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 Within three months of the date of this permission the extended decking, railings and associated external staircase shall be removed and the first floor rear decking reformed in accordance with the plans hereby approved, and all resulting materials shall be removed from the site.
Reason: In the interests of the amenities of the neighbouring occupiers and having due regard policy CS16 of the Havant Borough Core Strategy being part of the Local Development Framework and Planning Policy Statement 1.

2 With the exception of the area shown for use as a balcony on the approved plan drawing 15SAP/PD/03A - Existing First Floor Plan, no other part of the roof of the single storey extension shall be used for the purposes of a balcony or terrace.
Reason: In the interests of the amenities of the neighbouring occupiers and having due regard policy CS16 of the Havant Borough Core Strategy being part of the Local Development Framework and Planning Policy Statement 1.

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

-15SAP/PD/07A - Location Plan
15SAP/PD/07 - Existing Block Plan
15SAP/PD/09 - Original Ground Floor Plan
15SAP/PD/10 - Original First Floor Plan
15SAP/PD/11 - Original Elevations Sheet 1
15SAP/PD/12 - Original Elevations Sheet 2
15SAP/PD/02A - Existing Ground Floor Plan
15SAP/PD/03A - Existing First Floor Plan
15SAP/PD/04A - Existing Elevations Sheet 1
15SAP/PD/05A - Existing Elevations Sheet 2
15SAP/PD/06 - Rear garden Canopy

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

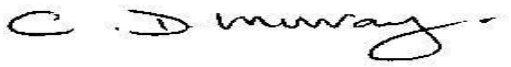
National Policies
PPS 1 (Delivering Sustainable Development)

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 and the effect on 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.gvo.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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

22 December 2011

Our Ref: APP/11/01513