Havant
BOROUGH COUNCIL

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To:
Mr Helyer
Helyer Design Ltd
1 The Old Flour Mill Queen Street
Emsworth
Hants
PO10 7BT

For: Mr Martin

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

Application Number: APP/11/00912
Site Address: 1 Northney Road, Hayling Island, PO11 0ND
Proposal: Three storey entrance atrium. Single storey rear extension. Garage conversion. First floor side extension. New balcony to second floor rear elevation.

Further to your application received on 08 April 2011, which was valid from 14 April 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 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 development hereby permitted shall be carried out in accordance with the following approved plans:

- Design and Access Statement received 9 April 2011
- Existing Elevations, Floor Plans and Existing Site and Block Plan No.10082/001 rev A received on the 14 April 2011
- Proposed North, East and West Elevations, Block Plan and Section No.10082/003 rev B received on the 27 June 2011
- Proposed South Elevation and Floorplans No.10082/102 rev A received on the 27 June 2011

Reason: - To ensure provision of a satisfactory development.

3 No development 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 CS11, CS12, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1.

4 Ensure best practice is in place for operating machinery to reduce unnecessary noise and no percussive piling or works with heavy machinery are to occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes for example use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: To protect the presence of wildlife and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 9.

5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

6 The accommodation hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used as a sperate unit of accommodation or for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form 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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS16	High Quality Design
DM10	Pollution
DM9	Development in the Coastal Zone

National Policies

PPS 1	(Delivering Sustainable Development)
PPS25	(Development and Flood Risk)

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 and effect on the streetscene and the impact on the neighbouring properties. 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

22 September 2011

Our Ref: APP/11/00912