Havant BOROUGH COUNCIL

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Mr Clark
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For: Mr & Mrs Shoebridge

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

Application Number: APP/10/00933
Site Address: 44 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: Construction of second storey extension. Single storey attached garage. New front porch.

Further to your application received on 23 November 2010, which was valid from 13 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 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 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 development shall not be brought into use until a minimum of three 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.

4 The second floor balcony hereby approved shall not be brought into use until the obscure glazed privacy screens have been fixed to the north-east and south-west elevations. Both of the privacy screens shall be retained in these positions at all times thereafter.
Reason: In the interests of the amenities of the neighbouring property 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.

5 The privacy screens at second floor level in the north-east and south-west elevations of the building 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 neighbouring property 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.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the side elevations of the extension at first floor level without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring property 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.

7 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents 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 23.

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

Site Plan 240/365/6
Existing floor and roof plan 240/365/1
Proposed floor plan 240/365/2 (Revised)
Existing elevations 240/365/3
Proposed elevations 240/365/4 (Revised)

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
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
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 design and effect on the character of the area, the effect on the neighbouring properties, parking provision and flood issues. 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.

(4) The applicant is advised that the Environment Agency has provided the following guidance:
We strongly recommend that the applicant enrol the property onto the Environment Agency's free flood warning service, Floodline and develop an evacuation plan to reach higher ground if they have not already done so. This will contribute to the health an safety of residents and improve their preparedness should a flood event occur. Please contact Floodline for more details on 0845 988 1188 or by visiting www.environment-agency.gov.uk/floodline. The applicant may also like to consider taking the opportunity to incorporate flood proofing into their property. Further information on flood proofing can also be found at the same address, to in the CLG document 'Improving the Flood Performance of New Buildings: Flood Resilient Construction', a copy of which is available to download at: www.communities.gov.uk/publications/planningandbuilding/improvingflood

for

Mr Chris Murray
Service Manager (Planning Development)

05 October 2011