Havant
BOROUGH COUNCIL

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To:
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For: Mr M F Green

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

Application Number: APP/11/00234
Site Address: 5 Birdham Road, Hayling Island, PO11 9QY
Proposal: Variation of Condition 2 of Planning Permission 28318 to allow occupation of 5No. caravans for 10 months.

Further to your application received on 03 March 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 caravans hereby permitted shall not be occupied between 2nd January and 1st March in any calendar year.
Reason: The use of the site for all year round residential occupation would conflict with the policy of the Local Planning Authority on the use of caravans for permanent residential development as set out in policy DM4 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 4.

2 The use hereby approved shall operate strictly in accordance with the Flood Management Plan received on 3rd March 2011 with regard to flood risk measures and remain in effect at all times thereafter.
Reason: To help to ensure the safety of the occupiers of the property against the risk of flooding and having due regard to policy CS15 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 25.

3 The caravans hereby approved shall only be used for holiday accommodation and at no time shall they be used as a sole or main residence.
Reason: The use of the site for all year round residential occupation would conflict with the policy of the Local Planning Authority on the use of caravans for permanent residential development as set out in the Development Plan and having due regard to policy DM4 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 4.

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
TO1 (Development and Improvement of Tourist Attractions and Facilities)

Havant Borough Core Strategy 2011
CS15 Flood and Erosion Risk
CS5 Tourism
DM4 Static Holiday Caravan Development

National Policies
PPS 1 (Delivering Sustainable Development)
PPS 4 (Planning for Sustainable Economic Growth)
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 effect on tourist facilities, the effect on neighbouring properties and the effect on floodrisk. 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

28 April 2011