Havant BOROUGH COUNCIL

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Mr Routley
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For: Mr & Mrs Warne

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

Application Number: APP/11/01584
Site Address: 2 Marshall Road, Hayling Island, PO11 9NH
Proposal: Single storey and two storey front, side and rear extensions including swimming pool following demolition of existing conservatory.

Further to your application received on 26 October 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 regards to 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 Noise levels from the plant unit shall not exceed a level 10dB(A) below the existing lowest background noise level during the time of operation when measured according to British Standard BS4142-1997.
Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance and having due regard to policy CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

4 Within three months of the first implementation of the swimming pool extension hereby permitted, all spoil resulting from any excavations necessary to implement the swimming pool extension shall be removed from the site. None of the spoil resulting from those excavations shall be used to raise the level of the garden within No. 2 Marshall Road.
Reason: In the interests of the amenity of the site and to protect the amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Core Strategy forming part of the Local development framework and Planning Policy Statement 1.

5 No development of the swimming pool extension hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the swimming pool hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statements 23 and 25.

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

11/24/SP - Site Location Plan/Block Plan
11/24/3 - Existing Elevations
11/24/4 A - Proposed Elevations
11/24/5 - Existing and Proposed Plans
Design and Access Statement

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
DM10	Pollution

National Policies

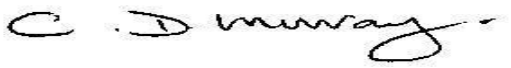
PPS 1	(Delivering Sustainable Development)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

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 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.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.



Mr Chris Murray
Service Manager (Planning Development)

21 December 2011

Our Ref: APP/11/01584