



To:
Mr Noble
2 New Cut
Hayling Island
Hants
PO10 7XZ

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

Application Number: APP/11/00009

Site Address: 2 New Cut, Hayling Island, PO11 0NB

Proposal: Extension to existing house consisting of two storey extension to the side and rear; single storey extension to the rear; double garage to the side adjacent to the new two storey extension; replacement of flat roof on single storey area at front of house with pitched roof; widen drive and drop curb.

Further to your application received on 04 January 2011, which was valid from 10 January 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, as amended by plans received on 07 March 2011; 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 occupiers of nearby properties 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 window at 1st floor level in the west elevation of the building (since marked 'X' on the plans hereby approved) 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 occupiers of nearby properties 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.
4. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (revised 2008), no additional windows/doors or other openings shall be constructed at first floor level within the west elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 extension and garage hereby permitted shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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 note 13.
6. The section of hedge along the west boundary marked X-Y on the approved plans, shall be maintained at a minimum height of 2 metres. The hedge shall be retained at this height or above at all times thereafter. Any part of the hedge within section X-Y which dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, shall be replaced before the end of the next planting season according to written details approved by the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties 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.

Other Important Information:

In reaching its decision the Council has had regard to the policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework and National Planning Policy Guidance:-

Core Strategy 2011

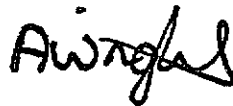
- CS16 (High Quality Design)
- DM13 (Car and Cycle Parking on Residential Development)
- DM15 (Safeguarding Transport Infrastructure)

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 the design, the effect on the character of the streetscene, the effect on the neighbouring properties and highway 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.



Julia Potter
Executive Head of Planning and Built
Environment

25 March 2011