

To:
Mr S Pike
Northney Farm
St Peters Road
Hayling Island
Hants
PO11 0RX

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

Application Number: APP/11/00071

Site Address: Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Proposal: Non-Material Amendment of Planning Permission's 09/74191/000 &
09/74191/001 regarding the addition of 2No. windows to the east elevation of the tea
room.

Further to your application received on 24 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.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough
District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development
Framework:-

Havant Borough District Wide Local Plan 1996-2011

C3	(Development in the Coastal Zone)
CS1	(Community Buildings)
D1	(High Quality Design)
F1	(Development in Areas at Risk from Tidal Flooding and Coastal Erosion)
HE7	(Extensions and Alterations to Listed Buildings)
IMP1	(Financial Contributions)
L2	(Landscape Character Areas)
L5	(Initiatives to Improve the Coastal Environment)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
NC5	(Other Features of Nature Conservation Interest)
PC1	(Control of Potentially Polluting Uses)
PC4	(Light Pollution)
R1	(Countryside and Coastal Recreation Development)

Our Ref: APP/11/00071

T10	(Contributions to Off Site Highway Improvements)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T6	(Public Transport, Cycling and Walking New Development)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
TO1	(Development and Improvement of Tourist Attractions and Facilities)

National Policies

PPG13	(Transport)
PPG17	(Planning for Open Space, Sport and Recreation)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)
PPS22	(Renewable Energy)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies and proposals, 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 of the proposed changes on the character and appearance of the development and the effect on residential amenities. 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

21 February 2011