Havant
BOROUGH COUNCIL

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Miss Palmer
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For: Mr Geach

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

Application Number: APP/10/00283
Site Address: 47-49 Beach Road, Hayling Island, PO11 0JB
Proposal: Amendments to internal layout and fenestration of single extension approved by Planning Permission 06/55601/011.(Retrospective)

Further to your application received on 16 June 2010 which was valid from 21 June 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 with your application.

(ii) The following conditions:

Conditions:

1 The 300mm high trellis and Prunus laurocerasus hedging to the southern boundary of the site which is shown on drawing number Ha/Hs/640.1 received 16 June 2010 shall be provided and planted within 3 months of the date of this permission. The trellis shall be retained permanently thereafter. Any of the Prunus laurocerasus plants, which within a period of five years and three months of the date of this permission are removed, die, become damaged or diseased, shall be replaced by another plant of similar size (as on the aforementioned drawing). This condition shall apply unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of the amenities of the occupiers of the adjacent 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.

2 Within three months of the date of this permission the glazing to the kitchen door in the south elevation of the single storey extension shall be 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. The obscure glazing shall be retained permanently thereafter.

Reason: In the interests of the amenities of the occupier of the adjacent dwelling 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 hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan 1100B
- Existing Ground floor 1215A
- Landscape Proposals Ha/Hs/640.1
- As built elevations 1302B

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

National Policies
PPS 1 (Delivering Sustainable Development)

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 the neighbouring properties. 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)

12 October 2011

Our Ref: APP/10/00283