



To:
Mr S Hardy
7 Salterns Close
Hayling Island
Hants
PO11 9PL

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

Application Number: APP/11/00338

Site Address: 57 Station Road, Hayling Island, PO11 0EB

Proposal: Erection of first floor flat and ground floor extension to shop.

Further to your application received on 30 March 2011, which was valid from 21 April 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 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 development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such 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 13.
- 3 Construction of the first floor flat and rear extension to the shop hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

- 4 No development hereby permitted shall commence until details of cycle parking provision has been submitted and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is brought into use and shall be hereafter retained and used solely for these purposes.

Reason: In the interests of highway safety, to provide for a range of means of transport, 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 13.

- 5 No development hereby approved shall be commenced until plans and particulars specifying provision which is to be made for external lighting at the site, has been submitted to and approved in writing by the Local Planning Authority. There shall be no other external lighting on the site other than as thereby approved.

Reason: In the interests of community safety and the management of crime risk and also the management of light pollution having due regard to policies CS8 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

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

5 - Proposed Ground Floor
5A - Existing Ground Floor
6 - Proposed First Floor Flat
7 - West Elevation First Floor Flat
9 - Front Elevation First Floor Flat
9 - Rear Elevation First Floor Flat
10 - East Elevation First Floor Flat
Site Location Plan
Design and Access Statement
Photographs

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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS21	Developer Requirements
CS8	Community Safety
CS9	Housing
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM9	Development in the Coastal Zone

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)

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 impact on the character of the area and neighbouring properties,

parking and highway considerations. 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.
- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 12th July 2011 which requires the payment of a Transport Contribution of £3,745 prior to the commencement of the development hereby approved.
- (5) It is recommended that the standards of external door sets and windows to be installed on the ground floor of the building are made secure to standards, independently certified, set out in BSI PAS 24-1:1999 'Doors for enhanced Security, BS 7950 'Windows for enhanced security. furthermore it is recommended that the external ground floor door on the side of the building, should be made inward opening, to avoid risk of conflict or danger between motorists and pedestrians.
- (6) The applicant is reminded that the residential use relates only to the proposed first floor flat hereby approved and not to the ground floor of the premises.



Julia Potter
Executive Head of Planning and Built
Environment

22 July 2011