



To:
Mrs S Jibb
Briar Bank
Manor Road
Hayling Island
Hants
PO11 0QR

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

Application Number: APP/11/00890

Site Address: 16 Elm Close Estate, Hayling Island, PO11 9AT

Proposal: Single storey side and rear extension. Rear conservatory. Loft conversion.

Further to your application received on 01 April 2011, which was valid from 14 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, as supplemented by additional plans received on 8 June 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 Prior to the construction of the conservatory hereby approved, and notwithstanding any information contained in the current application, details of glazing to be used, including the position and extent of obscure glazing and any openable sections of glazing, shall be submitted to and approved in writing by the Local Planning Authority. The conservatory shall only be constructed in accordance with the details thereby approved and shall be maintained permanently in that condition unless the Local planning Authority gives prior written approval for any variation. For the purposes of this condition, any obscure glazing 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.

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- 3 Subject to condition 2 above which refers to glazing, all other 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.
- 4 With the exception of the access to the spiral staircase from the proposed first floor bedroom indicated in the floor plan Drawing No. 2011/4, no floor shall be inserted in the conservatory above ground floor level.
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.

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 District Wide Local Plan 1996-2011

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 neighbours. 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) It is noted that a proposed 2.2m fence is indicated to the front elevation of the dwelling running both parallel and perpendicular to the highway. Due to the height and proximity to the highway the fences require planning permission. The fence has however been omitted from the description of this application and has therefore not been considered. A separate planning application would be required for the fence.

- (5) This permission does not relate to any fencing, although this is indicated on submitted plans. The applicant is advised to contact the planning office separately in order to confirm the extent to which any separate planning permission may be needed for fencing.



Julia Potter
Executive Head of Planning and Built
Environment

09 June 2011