



Havant
BOROUGH COUNCIL

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To:
Mr G Murphy
9 Lime Grove
Hayling Island
PO11 0HS

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

Application Number: APP/11/00081

Site Address: 9 Lime Grove, Hayling Island, PO11 0HS

**Proposal: Proposed single storey side extension, loft conversion to front and rear.
Detached double garage.**

Further to your application received on 26 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 13 May 2011.
- (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 area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.
- 3 All the windows and roof lights at or above 1st floor level in the west and east elevations of the dwelling
 - (i) in the case of the window consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - and

ii) in the case of the window and rooflights 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 Havant Borough Local Development Framework and Planning Policy Statement 1.

- 4 The rooflights in the north and west elevations of the garage 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.

Furthermore no additional windows shall be added into the roof of the garage 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 Havant Borough Local Development Framework and Planning Policy Statement 1.

- 5 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: in the interests of the amenity of the area and having due regard to policies CS16 and of the Havant Borough Core Strategy 2011, which form part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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

A3/LG1 - Location Plan received 26 Jan 2011
A3/LG2 - south elevation existing received 26 Jan 2011
A3/LG3 - east elevation existing received 26 Jan 2011
A3/LG4 - south elevation proposed received 26 Jan 2011
A3/LG5 - east elevation proposed received 26 Jan 2011
A3/LG6 - ground floor plan existing received 26 Jan 2011
A3/LG7 - ground floor plan proposed received 26 Jan 2011
A3/LG8 - first floor plan proposed received 26 Jan 2011
A3/LG9 - roof plans of dwelling received 26 Jan 2011
A3/LG10 - south elevation of garage received 13 May 2011
A3/LG11 - east elevation of garage received 13 May 2011
A3/LG12 - roof plan of garage received 13 May 2011

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 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 visual effect and 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.



Julia Potter
Executive Head of Planning and Built
Environment

24 May 2011