Havant BOROUGH COUNCIL

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To:
Mr M Critchley
Martin Critchley Consultants Ltd
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For: Mr J Williamson & Mrs S Redfern

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/65647/001
Site Address: 55 Rails Lane, Hayling Island, PO11 9NJ
Proposal: Pitched roof to garage and new garage door; alterations to, and increase in height of, boundary walls; new entrance gates; new porch.

Further to your application received on 21 January 2010, which was valid from 26 January 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, 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 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

3 Construction of the development shall not commence until details of the measures to be taken to protect the public sewers, have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
Reason: To prevent damage to the adjacent public sewer and having due regard to saved Policy PC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

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

D1	(High Quality Design)
L6	(Conservation and Protection of Existing Natural Features)
PC3	(Protection of Water Quality)
T9	(Provision of Vehicle Parking and Turning Facilities)

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 appropriateness of the design, the effect on the streetscene and the effect on protected trees. 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) To enable the addition of the pitched roof to the garage block it may be necessary to undertake some pruning of the adjacent Pedunculate oak. If pruning of the oak is required, it is advisable to contact the owner of the land so as to ensure that any works are carried out to a high standard to prevent any damage to the tree. Consent from Havant Borough council will also be required for any work to the oak as this tree is protected by a TPO. Should you wish to obtain any further advice in this matter please contact the Council's Arboriculturalist by ringing in the first instance 02392 446015.

S Weaver

for Mrs J A Batchelor
Head of Development & Technical Services

23 March 2010

Our Ref: 10/65647/001