Havant
BOROUGH COUNCIL

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To:
Mr R Utley
Martin Ralph Ltd
11 Dragoon House
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Brambles Business Park
Waterlooville
PO7 7SF

For: Mr P Fox

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

Application Number: APP/11/00171
Site Address: 27 Bacon Lane, Hayling Island, PO11 0DN
Proposal: Application to vary Condition 16 of Planning Permission APP/10/00298 relating to the removal of the integral garage from Plot 1.

Further to your application received on 16 February 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.

(ii) The following conditions:

Conditions:

1 This permission shall relate only to the garage at plot 1. The garage at plot 2 shall be retained and kept permanently available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority. Furthermore, the car parking spaces in the open, including three spaces at plot 1 as shown on plan drawing 08/163/JR/07 Revision E1, which was received by the Local Planning Authority on 14th February 2011, shall also be laid out in prior to the first occupation of the dwelling at plot 1 and shall be kept permanently available for the parking of vehicles.
Reason: In the interests of clarity and to ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

2 With the exception of the variation hereby approved to condition 16 of planning permission APP/10/00298, all conditions of that permission shall remain in full effect, including the requirements to adhere to the Method Statement and Tree Protection Plan referred to in condition 4, which includes the methods and protection to be used in the laying out of driveways and parking spaces.
Reason: In the interests of clarity, to accord with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and to ensure that the creation of parking spaces does not cause harm to trees.

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
DM13 Car and Cycle Parking on Residential Development

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 effect on the streetscene and parking provision. 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment
11 April 2011

Our Ref: APP/11/00171