Havant BOROUGH COUNCIL

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To:
Mr P Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Pratley

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00036
Site Address: 66 Creek Road, Hayling Island, PO11 9RE
Proposal: Part Retrospective replacement chalet bungalow and garage (incorporating revisions to development approval under Planning Permission 09/54035/004). Retrospective application.

Further to your application received on 12 April 2010, which was valid from 16 April 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 materials to be used in the construction of the dwelling and garage hereby approved shall, unless otherwise agreed in writing by the Local Planning Authority, comprise the following:
Brick - Red Holmbury (quoins and plinth); Highcliff Weathered Buff (main brick)
Tile - Marley Old English Red
Reason: To ensure the appearance of the development is satisfactory 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.

2 The WC and shower room windows at ground floor level in the side elevations of the dwelling since marked 'X' on the plans hereby approved shall:-
(i) 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) 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 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 The bathroom window at 1st floor level in the south side elevation of the dwelling since marked 'X' on the plans hereby approved 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.
Reason: In the interests of the amenities of the occupiers of nearby properties 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.

4 Any glazing installed in the utility room door on the north side elevation of the dwelling, since marked 'X' on the plans hereby approved, 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.
Reason: In the interests of the amenities of the occupiers of nearby properties 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.

5 The development shall not be brought into use until a minimum of 2 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 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.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the north and south side elevations of the dwelling hereby permitted and the south side elevation of the garage hereby permitted 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 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.

7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby permitted including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties 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.

8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Class A of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties 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.

9 At no time shall the area of flat roof to the east side of the dwelling hereby permitted be used as a balcony/terrace/roof garden of any kind without the prior written approval of the Local Planning Authority. The associated toughened glass guard screen shall be constructed and installed in front of the juliette doors at first floor level within the rear elevation, and be securely fixed to the wall and not be capable of being opened to allow access to the roof beyond. This shall be completed within one month of the date of this permission. The screen shall then be maintained as such at all times
Reason: To ensure the amenities of the neighbouring properties 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.

10 The development hereby permitted shall be constructed strictly in accordance with the details submitted on 13 April 2010 (copy attached hereto) with regard to flood risk measures and remain in effect at all times thereafter.
Reason: To ensure the safety of the occupiers of the property against the risk of flooding and having due regard to saved Policy F1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 25.

Other Important Information:

In reaching its decision the Council has had regard to the policies:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
F1	(Development in Areas at Risk from Tidal Flooding and Coastal Erosion)
T9	(Provision of Vehicle Parking and Turning Facilities)

The Council, 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 neighbouring properties and the effect on the streetscene. 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.

Mrs J A Batchelor
Head of Development & Technical Services

11 June 2010