



Havant
BOROUGH COUNCIL

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To:
Mr Saxton
42 Staunton Avenue
Hayling Island
Havant
Hants
PO11 0EW

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00010

Site Address: 42 Staunton Avenue, Hayling Island, PO11 0EW

Proposal: Proposed loft conversion incorporating dormers to front and rear.

Further to your application received on 06 April 2010 (which was valid from 07 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, (as amended by plans and documents received on) (and) (as supplemented by additional information and /or plans received on); 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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, and PPS1 of Planning Policy Statement.
- 3 The rooflight in the north elevation of the building (since marked X on approved Drawing No.s SAX-ST-AVE-0206 and SAX-ST-AVE-0207) shall have a minimum cill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential properties and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, and PPS1 of Planning Policy Statement.

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- 4 The rooflight in the north elevation of the building (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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, and PPS1 of Planning Policy Statement.

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)

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 (ADD TEXT). 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/pes.
- (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

28 May 2010