

To:
PWP Architects
61 South Street
Havant
PO9 1BZ

For: Mr J Laundon

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 05/52498/005

Site Address: Laburnums, St Peters Road, Hayling Island, PO11 0RT

Proposal: 2 storey extensions to south and east elevations, porch to west elevation. Existing access to St. Peters Road altered, change of use of existing outbuilding to ancillary garage/workshop for dwellinghouse.

Further to your application received on 04 November 2005 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 23 November 2005, 06 December 2005 and 15 December 2005 and as supplemented by additional information received on 11 November 2005 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 91 of the Town & Country Planning Act 1990.
- 2 Construction of the extensions and alterations to the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials including eaves detail, window and door framing shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies and proposals UB3 and D1 (D4) of the Havant Borough District Wide Local Plan 1996-2011.

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- 3 The extensions hereby approved to the dwelling shall not be brought into use until the outbuilding (annotated as existing workshop, store/garage) is used for purposes incidental to the dwelling, Laburnums.
Reason: In the interests of the amenities of the area, to secure well planned development, and having due regard to policies and proposals C1 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.
- 4 The extensions shall not be occupied before the proposed access is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies and proposals T6 of the Hampshire County Structure Plan 1996-2011 (Review) and T7 (T14) of the Havant Borough District-Wide Local Plan 1996-2011.
- 5 The outbuilding shall be used only for purposes incidental to the enjoyment of the dwellinghouse within the application site 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 and proposals C1 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.
- 6 The driveway apart from the entrance shall be constructed of bonded gravel, as detailed on the approved plan and shall be retained in that condition unless agreed in writing by the Local Planning Authority.
Reason: In the interests of the visual amenity of the rural locality and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and C1 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.
- 7 Before development commences a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall specify the position, species and size of trees and plants and shall include provision for an indigenous hedgerow along the southern boundary of the garden in the position shown on the approved plan.
Reason: To ensure the appearance of the development is satisfactory and complements its rural setting, and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011, and D1 (D4) and L7 (L10) of the Havant Borough District-Wide Local Plan 1996-2011.
- 8 The landscaping scheme shall be completed within the first available planting season following completion of the revised drive hereby approved or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: In the interests of the visual amenities of the locality and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011, and D1 (D4) and L7 (L10) of the Havant Borough District-Wide Local Plan 1996-2011.
- 9 Before construction of the drive commences details shall be submitted of the gates hereby approved.

Reason: In the interests of the visual amenity of the locality and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011, and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- 10 The extensions shall not be brought into use until a minimum of 3 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 policies and proposals D1 (D4) and T9 (T17) of the Havant Borough District-Wide Local Plan 1996-2011.

- 11 Any gates to be provided shall be set back a distance of 6 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety and having due regard to policies and proposals T6 of the Hampshire County Structure Plan 1996-2011 (Review) and T7 (T14) of the Havant Borough District-Wide Local Plan 1996-2011.

- 12 Notwithstanding the provisions of any Town and country Planning General Permitted Development Order, no gates, walls or fences other than those hereby permitted shall be erected within the curtilage of the application site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenity of the rural locality and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011, and C1 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- 13 Notwithstanding the provisions of any Town and country Planning General Permitted Development Order, no building or structure permitted by Part I, Class E of the 1995 Order, as amended, shall be erected within the curtilage of the site to the east of the outbuilding as hatched on the approved site plan.

Reason: In the interests of the rural amenity of the area and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011, and C1 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- 14 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with conditions 2 and 13 above.

Other Important Information:

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

Hampshire County Structure Plan 1996-2011 (Review)

C1	Rural Hampshire
C2	Rural Hampshire
H10	Housing
T2	Transport
T6	Transport
UB3	Urban Regeneration

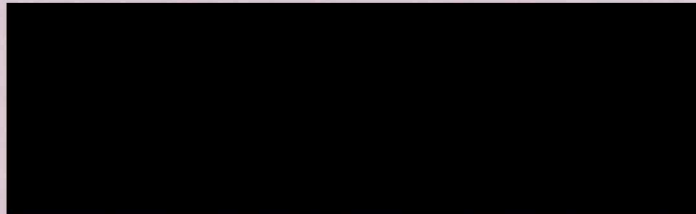
Havant Borough District-Wide Local Plan 1996-2011

D1 (D4)	High Quality Design
C1	Protection of the Countryside
T7 (T14)	Criteria for Access to Development
L2 (L3)	Landscape Character Areas
L7 (L10)	New Landscape Works
T9 (T17)	Provision of Vehicle Parking and Turning Facilities

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 principle use of outbuilding and changes to curtilage, effect on streetscene/countryside character, effect on neighbours and highway considerations. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 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 Department for Transport Local Government and the Regions, 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.
- (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) Please note that whilst the Havant Borough District-Wide Local Plan was adopted on the 30th September 2005 it will not be possible to produce proposals maps showing the final policy numbers as referred to in that document until December 2005. This means that as well as the final policy numbers from the adopted document the decision notice might refer to policies in brackets. These are taken from the Revised Deposit Plan and the associated revised Deposit Proposals Maps and are included so that easy reference can be made to the maps and the policy numbers on them. A copy of the Plan including both sets of policy numbers is available for inspection on the Council website.



Mrs J A Batchelor
Head of Planning and Development

16 December 2005