Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9244 6019

www.havant.gov.uk

Mr Richard Goodall
Advoco Planning Limited
14 Sun Hill Crescent
Alresford
SO24 9NJ

For: Mr P Harding
Questmap Limited

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Prior Approval is Required and Hereby Given

Application Number: APP/23/00105
Site Address: Block B, Wellington Way, Waterlooville
Proposal: Prior Approval for development consisting of works for the construction of 15No. 1 and 2 bed dwellinghouses immediately above the topmost storey on a terrace building where that development comprises rebuild of first floor together with any associated works.

I refer to your notification on 10 February 2023 (which was valid from 16 February 2023) with regard to the above proposal and write to advise you that:

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Part 20, Class AB of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), development is permitted subject to the following standard conditions:

(a) Development under Class AB must be completed within a period of 3 years starting with the prior approval date; and

(b) A building which has changed use under Class AB is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule of the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse;

(c) Any development under Class AB is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.

(d) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. The notification must be in writing and must include-

(i) the name of the developer;
(ii) the address or location of the development; and
(iii) the date of completion;

and is subject to compliance with the following additional conditions:

1 The development hereby approved shall be carried out in accordance with the following approved plans:
Proposed Elevations 1548-P-203 Rev B
Proposed First Floor Plan 1548-P-202
Proposed Ground Floor Plan 1548-P-201
Proposed Site Plan 1548-P-200
Reason: - To ensure provision of a satisfactory development.

2 Prior to commencement of the development, a construction management plan and method statement shall be submitted to and approved in writing by the Planning Authority, the details of which shall include:

a) A programme of and phasing of demolition (if any) and construction work;
b) The provision of long term facilities for contractor parking;
c) The arrangements for deliveries associated with all construction works;
d) Methods and phasing of construction works;
e) Access and egress for plant and machinery;
f) Protection of pedestrian routes during construction;
g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
h) Provision of any boundary hoarding

The development shall thereafter be carried out in strict accordance with the approved details.
Reason: To safeguard the amenity of the neighbours by minimising impacts of the development having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3 Prior to the occupation of the development hereby approved a scheme of noise insulation/reduction shall be submitted to and approved in writing by the Local Planning Authority to ensure that the noise level of 35 dBLAeq,16 hour in living rooms and bedrooms during the daytime (0700 to 2300 hours) and 30 dBLAeq,8 hour and 45 dBLAmax during the night-time (measured with F time-weighting and between 2300 and 0700 hours) in bedrooms in accordance with BS8233:2014 shall not be exceeded.
Reason: To safeguard the amenities of future occupants of the residential properties from unacceptable levels of noise pollution having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Prior to commencement of the development details of sound transmission reduction measures to be installed within the separating walls between the proposed dwellings and existing commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to occupation of the dwellings and shall thereafter be retained.
Reason: To safeguard the amenities of future occupants of the residential properties from unacceptable levels of noise pollution having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Prior to commencement of the development, details of any external lighting shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting shall be installed, maintained, and operated in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
Reason: To protect the amenities of nearby residential premises having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 The occupation of the residential flats authorised by this Prior Approval shall not commence until all the works shown on the drawings approved pursuant to the planning permission APP/23/00805 dated 11th December 2023 have been completed.
Reason: To protect the amenities of future occupiers by securing good quality accommodation through the provision of adequate natural light having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

(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 6571.

(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 Plaza or by telephoning 023 9244 6015.

(4) The applicant is advised there is a requirement to comply with Regulations 75-78 of the Conservation of Habitats and Species Regulations 2017 (as amended), in accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) **before the development is commenced.** Failure to comply with this requirement will result in the development being unlawfully implemented. In this instance appropriate mitigation is required to offset the development's impacts on several Solent European sites. This is likely to be in the form of a legal agreement securing financial contributions.

(5) The applicant is reminded that the development the subject of this prior approval is subject to the provisions for prior approval applications set out in the CIL Regulations. Failure to submit the necessary documentation **prior to the development being commenced** will result in surcharges being applied in accordance with the Regulations.

(6) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit

(7) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

(8) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

(9) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.
This is in order to protect the occupants of nearby residential properties from dust pollution.

Alex Robinson

Alex Robinson
Executive Head of Place

12 December 2023