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Critchley Architecture and Design Ltd
The Old Brewery
15E South Street
Havant
PO9 1BU

For: Mr Marsh
Framar Developments Southern Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/20/00801

Site Address: 31 North Crescent, Hayling Island, PO11 9LR

Proposal: Erection of 1No. two bed dwelling to rear of 31 North Crescent, with access from Norman Road - Amendments to approved dwelling (APP/19/00726).

Further to your application received on 10 September 2020, which was valid from 29 September 2020, 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
LOCATION AND BLOCK PLAN 101 Published 24 Sept 2020
AMENDED - PROPOSED SITE PLAN 110 REV C
AMENDED - PROPOSED TREE PLAN 111B
PROPOSED HARD AND SOFT LANDSCAPING 112 Published 24 Sept 2020
PROPOSED CONSTRUCTION MANAGEMENT PLAN 113 REV A

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PROPOSED SURFACE WATER AND FOUL DRAINAGE PLAN 114 Published 24 Sept 2020

PROPOSED GROUND AND FIRST FLOOR PLANS 410 Published 24 Sept 2020
FOUNDATION PLAN 411 Published 24 Sept 2020

PROPOSED ELEVATIONS 510 REV C Published 9th December 2020

SOUTH EAST SITE ELEVATIONS/SECTIONS 512 REV A

PROPOSED STREET AND BOUNDARY TREATMENTS ELEVATION 511 A

VEHICLE TRACKING PLAN 20052-110B published 11 Nov 2020

TREE PROTECTION - UTILITIES SPECIFICATION Published 21 Sept 2020

NITROGEN CALCULATOR

WATER CALCULATOR

UPDATED EUROPEAN SITE AVOIDANCE AND MITIGATION CHECKLIST
Published 21 Sept 2020

ARBORICULTURAL IMPACT ASSESSMENT REF D2076AIA

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until the tree protection is installed in accordance with Arboricultural Impact Assessment and Method Statement Report : D2076AIA dated 17th December 2020 and Tree Protection Plan ref 20052-11D
A pre commencement site meeting with the Arboricultural Consultant, the Council's Tree Officer and the Site Manager following installation of the tree protection shall be carried out prior to the commencement of development.
The development shall be carried out strictly in accordance with the submitted Arboricultural Impact Assessment and Method Statement Report : D2076AIA dated 17th December 2020.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development shall be undertaken in accordance with levels and datum points shown on drawing 20052_510C and 20052_110C.
Reason: To safeguard the amenities of the locality, and against risk of flooding and undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The provision for foul and surface water drainage shall be carried out in accordance with drawing 20052_114. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such service provision.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and to safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The construction of the foundations shall be strictly in accordance with the details shown on drawing 20052_411.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 A development shall be carried out in accordance with the landscaping specification shown on drawings 20052_111B, and 20052_112 within the first planting season following occupation of the dwelling and any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The development shall be carried out strictly in accordance with external materials setout on:
PROPOSED HARD AND SOFT LANDSCAPING 112 Published 24 Sept 2020
PROPOSED ELEVATIONS 510 Rev C
unless otherwise agreed in writing by the Local Planning authority. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.
Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.
- 10 Prior to occupation of the dwelling hereby permitted the access shall be constructed in accordance with the approved plans and a minimum length of 6m. of access measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material and retained in this condition thereafter.
Reason: In the interests of highway safety and to avoid excess material being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The development hereby permitted shall not be occupied until boundary screening comprising 600mm trellis above the existing 1.8 boundary wall to provide a total height of 2.4m along the northern boundary with 31 North Crescent has been erected in accordance with the details shown on drawing 20052-512 Rev A, and shall thereafter be retained.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 13 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, outbuildings, or additional windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS 11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development Order) as amended, prior to first occupation of the building hereby permitted the roof lights on the south west elevation shall be fitted with, to a height of no less than 1.7m above first floor finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 Only external lighting the subject of details submitted to and approved in writing by the Local Planning Authority shall be installed on the site.
Reason: To safeguard the amenities of the locality and having due 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
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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.

(1) 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,

(2) Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.
To make an application visit: developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

06 January 2021

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

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IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571