

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

For: Miss White

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

Application Number: APP/19/00837

Site Address: 59 & 61 Langstone Road, Havant, PO9 1RB

Proposal: Replacement cottage, Privy style storage building, installation of gates in front wall and repointing of front wall

Further to your application received on 19 August 2019 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:
Design, Access & Heritage Report: Phase V November 2019
Schedule of Materials - November 2019
Location & Block Plans: Drawing No. 19008 - 101 0
Site Analysis - Drawing No. 19008 - 102 0
Site Plan: Prior to Fire Damage - 19008 - 103 0
Ground Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 205 0
First Floor Plan: Prior to Fire Damage - Drawing No, 19008 - 206 0
Second Floor Plan: Prior to Fire Damage - Drawing No, 19008 - 207 0

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Ground Floor Plan: Post Fire Damage - Drawing No, 19008 - 215 0
 Elevations: Prior to Fire Damage - Drawing No. 19008 - 305 0
 Street Elevation Prior to Fire Damage -Drawing No. 19008 - 306 0
 Privy Elevations: Post Fire Damage - Drawing No. 19008 - 315 0
 Privy Elevations: Post Fire Damage - Drawing No. 19008 - 316 0
 South Internal Elevation - Post Fire Damage - Drawing No. 19008 - 615 0
 East Internal Elevation - Post Fire Damage - Drawing No. 19008 - 616 0
 South West Sketch: Proposed - Drawing No. 19008 - 527 0
 Site Plan: Proposed - Drawing No. 19008 - 120 E
 Site Plan: Foul Drainage - Drawing No. 19008 - 122 0
 Ground Floor Proposed Plan - Drawing No. 19008 - 425 0
 First Floor Proposed Plan - Drawing No. 19008 - 426 0
 Second Floor Proposed Plan - Drawing No. 19008 - 427 0
 Street Elevation - Drawing No. 19008 - 526 B
 Proposed Elevations - Drawing No. 19008 - 525 B
 Proposed Privy Style Store Elevations - Drawing No. 19008 528 A
 Boarded Entrance Doors - Drawing No. 19008 - 621 0
 Door - Drawing No. 19008 - 622 0
 Proposed Window W.01 - Drawing No. 19008 - 623 0
 Proposed Window W.10 - Drawing No. 19008 - 624 0
 Proposed Window W12- Drawing No. 19008 - 625 0
 Proposed Window W.14 - Drawing No. 19008 - 626 0
 Conservation Roof Window - Drawing No. 19008 - 623 0
 Construction Management Plan - Drawing No. 19008 - 121 A
 Method Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the occupation of any relevant part of the development hereby approved, an assessment of the nature and extent of contamination at the site shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and may comprise separate reports as appropriate. Unless specifically excluded in writing by the Local Planning Authority the assessment(s) shall include;

- 1) Site investigation appropriate to both the previous and approved use of the site, to provide sufficient data and information to adequately identify and characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified-, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial and/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 3) A verification plan outlining the evidence that will need to be collected to demonstrate that the works set out any Remediation Strategy required under (2) have been completed and that the remedial objectives have been met.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted

Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with Condition 3 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met.
Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous and current land uses (and/or activities) that could pose a risk to future site occupants.
- 5 The car parking 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.
- 6 The foul and surface drainage shall be undertaken in accordance with approved drawing number 19008 - 122 0, 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 all the drainage provision in full accordance with approved drawing number 200C.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Prior to occupation of the development permitted a soft landscaping scheme for the hardsurfaced area to the south of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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, CS12, CS16, DM8 and DM9 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.

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- (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) 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 sought and were provided with pre-application advice and were updated about issues after the initial site visit.
- (5) It is the responsibility of the developer to ensure development, upon completion, is safe and suitable for its consented future use. The developer should be aware that liability for contamination does not necessarily transfer to subsequent owners of land. Conditions numbered 3 and 4 have been imposed in response to contamination risks which exist at the site in connection with the structures present throughout its residential tenure, and the likely recent release of combustion residues to soil. Contaminants of concern are likely to generally exist in solid form, being chronically toxic, persistent in nature, but with low mobility. Relevant exposure pathways associated with exposure to these contaminants are therefore associated with direct exposure within garden areas, and exposure to contaminants occurring following mobilisation and transport into the building (from garden areas). For these reasons, Havant Borough Council does not consider that an environmental desk study is necessary, nor that contamination within the footprint of the former and proposed dwelling is necessary. It is also not considered necessary to consider risks to persons or environmental receptors external to the red-line boundary to which this consent relates, unless initial results indicate the presence of a significant and previously unknown source of contamination which is likely to be mobile. It is expected that a physical site investigation limited to a maximum of 1m depth (below existing ground levels) will prove to be sufficient to characterise the risks posed to future occupants. The Council expects the sampling suite to include CLEA metals and PAH16 at a minimum.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

26 November 2019

