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For: Mr Jones
Ward Court

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

Application Number: APP/19/00722

Site Address: Ward Court, 65 Sea Front, Hayling Island

Proposal: Form 5 no. 2 bed flats at roof level and provide new cladding and render finish to existing building.

Further to your application received on 17 July 2019 (which was valid from 28 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:

Heritage Statement by AH Planning document ref AH842/1 dated May 2019
Location and Block Plan Drawing number 100 Rev A
Site Plan as Proposed Drawing number 101 rev D
Elevations as Proposed North, East and West Drawing number 106
South Elevation as Proposed Drawing number 107 Rev A
Fifth Floor Plan as Proposed Drawing number 103

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Reason: - To ensure provision of a satisfactory development.

- 3 The hereby permitted 5 flats shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter;
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

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 for 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 of the Pre-Submission Havant Borough Local Plan 2036.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building, including cladding, render, doors, windows, balcony balustrading and roof details and materials to be used for the hardsurfacing of the parking area and retaining wall around the parking area, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the precise type, colour and texture of the materials. 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, CS16 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No above ground development shall commence until levels and landscaping details of the hereby approved car parking area, relative to natural ground levels and the adjacent landscaping strip, and ground floor flats has been submitted and approved by the Local Planning Authority. This shall include a cross section showing the parking area, retaining wall, landscape buffer and ground levels, together with a detailed soft landscaping scheme. The landscaping scheme shall include the number, spacings, planting sizes and species of ground cover and shrubs to be planted, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved levels and landscaping shall be completed in full accordance with such approved timing provisions. Any 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.

- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be marked out and 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.

- 7 No above ground works shall commence until full details and scaled plans of a secure cycle store to be provided within the site (to provide 2 cycle spaces per flat ie 10 cycles,) has been submitted to and approved in writing by the Local Planning Authority. The hereby approved 5 flats shall not be first occupied until the cycle store has been provided within the site in accordance with the approved details and thereafter retained and used solely for those purposes.

Reason: In the interests of accessibility and having due regard to the Havant Borough Council Parking SPD 2016, policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of amenity of existing residents, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No above ground development hereby permitted shall commence until details of the location and construction of the proposed six nesting boxes for common swifts have been submitted to and approved in writing by the Local Planning Authority. These shall be installed as per manufacturer's specifications before the hereby approved new flats are first occupied, and shall be retained in perpetuity in a condition and location suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the NERC Act 2006, and Policy CS11 of the Havant Borough Core Strategy March 2011 and the NPPF.

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.
- (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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit, amended plans and details requested and forthcoming, making your proposal acceptable.
- (2) A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.
 - (3) Your attention is drawn to the provisions and your responsibilities under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 which makes it an offence to deliberately capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal (with particular reference to bats). Should any roosting bats be found at the site you must stop work immediately and contact Natural England.
 - (4) 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

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- (5) 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.

- (6) 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.

- (7) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties. This is in order to protect the occupants of nearby residential dwellings from light pollution.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

09 December 2019