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94 Botley Road
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For: Mr Ramage

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

Application Number: APP/19/01236

Site Address: Land rear of 17 South Street, Havant

Proposal: Variation of Condition 13 of Planning Permission APP/11/00295 (Construction of 2 No. 1 bed semi detached houses with pedestrian access from Twittens Way) to substitute previously approved plans with revised plans including PV panels; and removal of Condition 14 of Planning Permission APP/11/00295 which relates to the requirements of the Code for Sustainable Homes.

Further to your application received on 16 December 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 hereby permitted shall be carried out in accordance with the following approved plans:

Revised details submitted with this application:

1385 L03 Location Plan
1385/100e Site Plan
1385/104b Proposed Plans
1385/105b Proposed Elevations

Details approved under Planning Permission APP/11/00295 dated 25 August 2011
still relevant to the development
CS555.01 Planting Plan

Our Ref: APP/19/01236

Reason: - To ensure provision of a satisfactory development.

- 2 Unless otherwise agreed in writing by the Local Planning Authority, construction of the buildings hereby permitted shall be carried out in accordance with the details of all external facing and roofing materials including rooflights approved by the Local Planning Authority under Discharge of Condition Approval APP/11/00295 dated 6th June 2019.
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.
- 3 Unless otherwise agreed in writing with the Local Planning Authority, the external doors and windows (including rooflights) to be installed in the development shall be in strict accordance with the details submitted to and approved by the Local Planning Authority under Discharge of Condition Approval APP/11/00295 dated 6th June 2019.
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.
- 4 The roof lights to the rear bathrooms on approved Drawing No's 1385/104 and 105 shall have a minimum cill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the occupation of the dwellings hereby approved a verification report shall be prepared on completion of the works set out in part (c) of Condition No.5 imposed in relation to Planning Permission reference APP/11/00295 and discharged under Discharge of Condition Approval APP/11/00295 dated 3rd May 2019, confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.
Reason: To prevent site occupants being exposed to unacceptable risks from contamination; and to mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to adjacent land uses); and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Prior to the occupation of either dwelling secure provision for cycle storage shall be provided in accordance with the details shown on the approved Site Plan 1385/100e. Such provision shall be maintained in accordance with the approved details thereafter.
Reason: To ensure adequate provision is made for cycle storage within the curtilage of the properties hereby permitted having regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The existing accesses to the site shall be stopped up and abandoned and the footway crossings shall be reinstated prior to occupation of either of the dwellings hereby permitted.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National

- 8 The implementation of the approved landscaping shall be completed within the first planting season following the occupation of either of the approved houses. 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.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, alterations, building or structure permitted by Part 1, Classes A, B, C, D, or E of the Town and Country Planning (General Permitted Development) Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the design of the property, the size of site and relationship to adjoining properties 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 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 Development Control 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:

- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

15 April 2020