

PDP Architecture llp
2 Beechworth Road
Havant
PO9 1AX

For: Mrs Waters
The Acorn Community Centre

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

Application Number: APP/19/00748

Site Address: The Acorn Centre, 3 The Kestrels, Eagle Avenue, Waterlooville, PO8 9GX

Proposal: Single storey extension to north side of existing Community Centre to create additional multi-use project room.

Further to your application received on 29 July 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:

Drawing No. 28084 - PD100 - Existing Site
Drawing No. 28084 - PD101 - Existing Elevations
Drawing No. 28084 - PD102 - Existing Floor Plan
Drawing No. 28084 - PD103 - Proposed Plans
Drawing No. 28084 - PD104 - Proposed Floor Plans
Drawing No. 28084 - PD105 - Proposed Elevations
Drawing No. 28084 - PD106 - CGI
Drawing No. 28084 - PD107 - Proposed Sections

Our Ref: APP/19/00748

Reason: - To ensure provision of a satisfactory development.

- 3 No piling shall take place unless and until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
The method statement shall provide further information on foundation design including as a minimum:
- a) the methods to be used;
 - b) the design depths of the various structures involved and rationale;
 - c) the density of piling, if any; and
 - d) details of materials to be removed or imported to site.

Reason: The site lies within a groundwater Source Protection Zone for the Havant and Bedhampton Springs, a public water supply. Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. The need to safeguard water supplies from pollution is in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No above ground development hereby permitted shall be commenced until a more detailed soft landscaping scheme for the northern boundary of the site with Kite Close has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the positions, species and planting sizes of all trees and shrubs to be planted and/or retained.
The implementation of all such approved landscaping shall be completed in the first planting season following the practical completion of the extension hereby approved. 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area 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 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,
 - You were updated about issues after the initial site visit
- (5) A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>.
 - (6) The Council will normally expect contractors to adhere to the Guidance Note for Contractors contained in the Control of Pollution Act 1974 sections 60 & 61 and to the associated British Standard "BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise", which includes such matters as hours of noisy working, working practices and public relation with local residents. Statutory requirements are laid down for control of noise during works of construction and demolition and you are advised to contact Environmental Health regarding noise control requirements.

- (7) Havant Borough Council (HBC) is the freehold owner of the premises. HBC lease the premises to Wecock Community Association. In addition to obtaining planning permission and complying with the Building Regulations, Wecock Community Association will also require HBC's consent, as landlord, for the proposed works.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

18 October 2019