



Havant
BOROUGH COUNCIL

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Mr J Garlick
3 Kempton Court
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Whiteley
PO15 7EH

For: Mr N Newman

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

Application Number: APP/18/00391

Site Address: Pound House, 175 Havant Road, Hayling Island, PO11 0LF

Proposal: Construction of detached annex art studio. New stable block to replace existing barn, shelter and store. Erection of 1800 mm acoustic fencing.

Further to your application received on 11 April 2018, which was valid from 31 July 2018 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:
PROPOSED SITE PLAN - PH102 REV C Received 21 November 2018
PROPOSED SITE PLAN - PH103 REV C Received 21 November 2018
PROPOSED ART STUDIO FLOOR & ELEVATION- PH106 Rev E Received 14 November 2018
PROPOSED ART STUDIO ELEVATIONS - PH107D Received 14 November 2018
PROPOSED ACOUSTIC FENCE - PH109C Received 14 November 2018
PROPOSED STABLE BLOCK - PH104B Received 16 October 2018
VIEWS OF STABLE BLOCK - PH105B - Received 16 October 2018
Reason: - To ensure provision of a satisfactory development.

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- 3 The developer must advise the Local Planning Authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is appropriately protected 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.
- 4 Throughout the period of construction on site, all hedgerows that are to be retained shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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.
- 5 No above ground construction shall be carried out until a landscaping plan for the infill and re-inforcement of the existing hedge fronting Havant Road has been submitted to and approved in writing by the Local Planning Authority. The landscaping works shown on the approved plans shall be carried out in accordance with the approved details within the first planting season following occupation of the studio development hereby permitted. Any hedging planted or retained in accordance with this condition which is removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
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.
- 6 The external materials used shall be as indicated on the hereby approved plans.
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.
- 7 The use of the design studio hereby permitted shall be incidental to the principal use of the site for a single family dwelling and the studio shall not be used as a separate unit of living accommodation nor ancillary living accommodation.
Reason: The site lies within a flood zone where additional residential development is restricted, and having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The use of the stables hereby permitted shall be solely for the benefit of the occupants of Pound House and the stables shall not be used for business or commercial purposes.
Reason: To accord with the terms of the application submitted, 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 contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. The New Connections Services Charging Arrangements documents have now been published and is available via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

The applicant is advised to contact Southern Water, Southern House Sparrowgrove , Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

28 November 2018