

Mr M D Bone
P H Design
3 Chapel Street
Chichester
West Sussex
PO19 1BU

For: Mr and Mrs Monk

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

Application Number: APP/19/00074

Site Address: 23 Langstone High Street, Havant, PO9 1RY

Proposal: Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension.

Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen.

Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall.

Erection of Flood Gates. Alterations and replacement of doors and windows.

Further to your application received on 18 January 2019, which was valid from 19 February 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:

Revised Proposed Ground Floor Plan Drwg No.4f

Revised Proposed First Floor Plan Drwg No.5f

Revised Proposed East and West Elevations Drwg No. 6a

Revised Proposed North and South Elevations Drwg No. 7

Proposed Site Plan Drwg No. 8

Revised Proposed Roof Plan and Location Plan Drwg No. 9A

Heritage Statement by T.R Hayes and J. Atherton, January 2019

Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey by Arbtech, Final v2 19/02/19

Flood Risk Assessment by Mr M. Bone

Statement of Significance Historic Building by T.R. Hayes, February 2019

Design and Access Statement by Mr M. Bone

Bat Emergence and Re-entry Surveys Report and Recommendations dated 09.07.2019 by Arbtech

Construction Environmental Management Plan dated 10.07.2019 by Arbtech

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground construction shall commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development

Reason: To safeguard features of special architectural and historical interest, preserve the character and appearance of the building and the appearance of the development having due regard to policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) received by the Local Planning Authority on 18/03/2019.

Reason: In the interests of preventing flooding in accordance with CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Bat Emergence and Re-entry Surveys report (Arbtech, July 2019) and those in Table 1 of the Construction Environment Management Plan (Arbtech, July 2019) unless otherwise agreed in writing by the Local Planning Authority. All ecological compensation and enhancement features shall be installed as per ecologists' instructions and retained permanently in a condition and location suited to their intended function.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 Development shall take place in accordance with the avoidance and mitigation measures detailed within the Construction Environment Management Plan (Arbtech, July 2019) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 7 No development shall take place until all trees that are to be retained within or adjacent to the site have been 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.

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/pes.
- (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:

Our Ref: APP/19/00074

- You were updated about issues after the initial site visit,
-
- (5) 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: 8.00 – 18.00 and Saturday: 8:00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
 - (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 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.
 - (8) You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council. This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

23 August 2019