



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Miss Tsigka
P W P Architects Ltd
61 South Street
Havant
PO9 1BZ

For: Mr Pratt
The Manor Trust

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

Application Number: APP/18/01130

Site Address: 8-10 Lower Road, Havant, PO9 3LH

Proposal: Demolition of part of the existing building and erection of a single storey extension with hipped roof; rendering to all elevations.

Further to your application received on 02 November 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:

Site Location Plan Dwg 1100
Proposed site plan Dwg 1103 Rev C
Existing ground floor plan Dwg 1200 Rev A
Existing first floor plan Dwg 1201 Rev A
Proposed ground floor plan Dwg 1203 Rev G
Proposed first floor plan Dwg 1204 Rev G
Existing elevations dwg 1300 Rev B
Proposed elevations Dwg 1301 Rev F
Proposed elevations Dwg 1302 Rev F
Existing site sections Dwg 1400

Our Ref: APP/18/01130

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the Local Planning Authority. Only the approved materials shall be used in carrying out the development.

Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and the character and appearance of the conservation area 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 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details shall comprise:-

a) Plans to clearly identify the window and door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt;

b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail - the details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and

c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality 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 2018.

- 6 No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site together with:

- 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 piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out);
- d) details of materials to be removed or imported to site;

and 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 which has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall be carried out in accordance with approved details.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply 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 2018.

- 7 No development shall commence until a Construction Environmental Management Plan (CEMP) outlining all pollution mitigation measures to be adopted during the construction phase - which should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages - has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall be carried out in accordance with approved details.

Reason: The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply 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 2018.

- 8 No part of the development shall be first occupied until details of the type, siting, design and materials to be used for the 300mm high privacy screen for the western and southern boundaries, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the occupiers of neighbouring property 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 were updated about issues after the initial site visit
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- (5) The proposed works are in a sensitive groundwater catchment and there are potentially significant risks associated with groundworks in this area. Piling has the potential to impact on the Havant & Bedhampton Springs Public Water Supply and therefore the applicant is advised to contact Portsmouth Water at catchment.management@portsmouthwater.co.uk to discuss the details of the piling method statement.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

04 January 2019