



Havant
BOROUGH COUNCIL

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Mr Butler
John Pardey Architects
Beck Farm Studio
St Leonards Road
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Lymington SO41 5SR

For: Mrs Montague

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

Application Number: APP/18/00329

Site Address: Tamarisk, Ferry Road, Hayling Island, PO11 0DG

Proposal: Variation of condition No. 2 of Appeal Planning Permission APP/15/01355 to vary approved plans relating to change to proposed first floor parapet, chimney and lowering of main roof height.

Further to your application received on 23 March 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 17th January 2020.
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 location plan and block plan 1505-PP-100RevA
Proposed site plan 1505-PP-150 Rev A
Proposed ground floor plan 1505-PP-200-RevA.
Proposed first floor plan 1505-PP-201-RevA.
Proposed ground roof plan 1505-PP-202-RevA.
Proposed sections drawing 1505-PP-300 -Rev C
Proposed east and west elevations drawing 1505-PP-400 -Rev C
Proposed north and south elevations drawing 1505-PP-401-Rev C

Reason: - To ensure provision of a satisfactory development.

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- 3 The external materials shall be as approved under Planning Permission APP/15/01355 and as set out on drawing No. 1505/SK01 unless otherwise agreed in writing by the Local Planning Authority
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.
- 4 The development hereby permitted shall not be occupied until further details of the landscaping works shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out in accordance with the approved details and in accordance with any timing or phasing arrangements approved or within the first planting season following first occupation of the development hereby permitted, whichever is sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or 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 approved.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall not be occupied until details of the positions, design, materials and type of any boundary treatment, screens and retaining walls to be erected have been submitted to and approved in writing by the local planning authority and subsequently erected in accordance with the approved details. The approved boundary treatment, screens and retaining walls shall be subsequently retained
Reason: In the interests of the amenities of residents and the area and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall not be occupied until means of vehicular access, vehicular parking and turning areas have been constructed in accordance with drawing number 1505-PP-150-Rev A of planning permission APP/1501355/. The access, parking and turning areas shall be thereafter retained.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The rear balcony/first floor terrace hereby permitted shall not be brought into use until the 1.8m high screen to its eastern side has been erected in accordance with approved plans and as set out on Dwg no 1505-PP-400 Rev C. The screen shall thereafter be retained in accordance with the approved details.
Reason: In the interests of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) October 2015 (reference 2398) prepared by Ambiental, including the proposed mitigation measures as set out in the FRA approved under planning permission APP/15/01355.
Reason: To ensure satisfactory development and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The development of the site shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) prepared by John Pardy Architects dated 12 July 2017 and approved under application APP/15/01355.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16, CS11, DM8 and DM9 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.
- (4) In accordance with paragraphs 186 and 187 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.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

18 May 2018