



Havant
BOROUGH COUNCIL

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Mr I Reed
Architectural Planning Ltd
1a Nutbourne Road
Hayling Island
PO11 9RT

For: Mrs C Freeman

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

Application Number: APP/18/00749

Site Address: 46 Sea Front, Hayling Island, PO11 9HL

Proposal: Variation of conditions 2 (approved plans), 3 (materials), 4 (landscaping), 7 (windows) and 9 (stores and lockers) and removal of condition 8 (drainage/SUDs) relating to planning permission APP/18/00171 (Demolition of existing detached property, garage and associated outbuildings and the construction of a terrace of 3No. (2No. 3bed and 1No. 2bed) town houses).

Further to your application received on 01 August 2018, which was valid from 13 August 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 hereby permitted shall be carried out in accordance with the following approved plans:
 - 1:1250 Location Plan
 - Proposed Ground Floor Plan DRG NO: Y2018/01/05/07 on Council website dated 13 August 2018
 - Proposed Second Floor Plan DRG NO: Y2018/01/05/09 on Council website dated 13 August 2018
 - Proposed First Floor Plan DRG NO: Y2018/01/05/08 on Council website dated 25 September 2018
 - Proposed South Elevation DRG NO: Y2018/01/05/12 on Council website dated 25 September 2018
 - Proposed West Elevation DRG NO: Y2018/01/05/15 on Council website dated 25 September 2018
 - Proposed North Elevation DRG NO: Y2018/01/05/14 on Council website dated 25 September 2018
 - Proposed East Elevation DRG NO: Y2018/01/05/13 on Council website dated 25 September 2018

Our Ref: APP/18/00749

September 2018

Typical Section AA DRG NO: Y2018/01/05/11 on Council website dated 25

September 2018

Proposed Roof Plan DRG NO: Y2018/01/05/10 on Council website dated 25

September 2018

Landscape Plan key - schedule of planting DRG NO: Y2018/01/05/17 on Council website dated 17 August 2018

Proposed Landscape Plan on Council website dated 13 August 2018

Amended Drainage Plan DRG NO: Y2018/01/05/10 on Council website dated 10 October 2018

Schedule of Materials on Council website dated 17 August 2018 including use of Barleystone paving, Kingspave block paving in Silver Grey and Damson colours
Tiger Storebox and Tiger Shiplap Pent Shed details

Reason: - To ensure provision of a satisfactory development.

- 2 The landscaping shown on the hereby approved plan and schedule shall be carried out in accordance with the approved details within 12 months of final occupation of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are 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, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D and E, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: Any works to the scheme need to be carefully controlled given the limited plot sizes and proximity to the immediate neighbouring properties, in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east or west side elevations without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 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 hereby approved drainage plan.

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.

- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the building hereby permitted the dormer window in the east elevation facing 44 Seafront shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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 Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (1) 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,
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- In this instance:
- You were updated about issues after the initial site visit, amended plans requested and forthcoming, making your proposal acceptable.

Simon Jenkins

Simon Jenkins

Head of Planning (East Hampshire and Havant)

11 October 2018