



Havant
BOROUGH COUNCIL

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Mr Gray
Great Plans
75 Holders Hill Avenue
Hendon
London
NW4 1ES

For: Mr Springer

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

Application Number: APP/18/00020

Site Address: 260-262 London Road, Waterloo, PO7 7HG

Proposal: Erection of first floor structure on top of the existing roof to create 2 No. two bed flats and alterations to the shop front to allow access to the residential units (resubmission)

Further to your application received on 02 January 2018 (which was valid from 27 February 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:

Location Plan Drawing No. 01a
Proposed Ground Floor Plan Drawing No. 05 Rev A
Proposed First Floor Plan Drawing No. 06 Rev A
Proposed Elevations and Section Drawing No. 08 rev A
Reason: - To ensure provision of a satisfactory development.

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- 3 The development hereby permitted shall not be occupied unless and until details of the screening to the 'sun terraces' have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in accordance with the approved details prior to occupation and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure satisfactory screening in the interests of the residential amenities of the occupiers of the building 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 unless and until details to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details.
Reason: To ensure the residential amenity of the property is not unacceptably impacted upon by any internal or external noise levels, including from commercial premises below having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall not be occupied unless and until details of the refurbishment of the existing garage building shown on drawing number 05 Rev A have been submitted to and approved in writing by the Local Planning Authority. The details shall include repairs and security measures including garage doors. The approved alterations shall be carried out prior to occupation and thereafter maintained.
Reason: To ensure acceptable and secure parking is provided and in the interest of the character and appearance of the area having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall not be occupied unless and until further details of the proposed bin and cycle storage areas have been submitted to and approved in writing by the Local Planning Authority. The bin and cycle store shall be provided prior to occupation and thereafter retained and maintained in accordance with the approved details.
Reason: To ensure that the dwellings are appropriately provided for in the interests of amenity and to provide for sustainable transport provision having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan 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.
- (1) 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 were updated about issues after the initial site visit.
- (2) This permission was subject to a contribution of £987 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
 - (3) 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: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
 - (4) 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.
 - (5) 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.

- (6) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.
This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (7) The applicant is advised of the comments received from Southern Water in relation to the requirements for building over a public sewer and any connection to the public foul sewer/ surface water sewers. The applicant is advised to discuss the matter further with Southern Water,
Sparrowgrove 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)

08 June 2018