



Havant
BOROUGH COUNCIL

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Mr Murray
I J Murray Associates
173 Rushdene Havant Road
Hayling Island
PO11 0LF

For: Mr Bottomley

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

Application Number: APP/18/00407

Site Address: Eastview, Manor Road, Hayling Island, PO11 0QH

Proposal: Construction of 1No. modern two storey energy efficient dwelling, including car parking and refuse storage. Removal of existing office building and extension of existing vehicular access.

Further to your application received on 16 April 2018 (which was valid from 25 April 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:

Existing and Location Plan: Drawing No A100
Perspective Views: Drawing No A105 V6
Proposed Elevation Plan: Drawing No A102 V6
Proposed Floor Plan: Drawing No A104 V6
Proposed Site Plan with Boundary Detail and Acoustic Fence: Drawing No A101 V6.1
Proposed Site Section Plan: Drawing No A103 V6
Rooflights, Section and Driveway Plan: Drawing No A108 V6
Streetscene Plan: Drawing No A106 V6
Garage Elevation and Turning Plan: Drawing No A107 V6
Design and Access Statement: 23.04.2018

Our Ref: APP/18/00407

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence until details of the measures to be taken to ensure that the development does not cause harm to the public infrastructure and drainage apparatus surrounding the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS19 and the National Planning Policy Framework 2018.
- 4 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
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
- 5 No development hereby permitted shall commence until a specification of the acoustic fence to be erected to the south of the application site has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of the fence has been completed in full accordance with that specification.
Reason: In the interests of 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 2012.
- 6 No development work shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority outlining the position of the mature tree line between Eastview, Shiralee and 3 Atherley Road along the south boundary and the mitigation measures proposed to ensure it's protection prior and during development works. All such approved measures shall be carried out throughout the period of construction activity on the site. This mature screening between Eastview, Shiralee and 3 Atherley Road shall be retained and reinforced where necessary to the existing height position. 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 the completion of the development shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and neighbouring amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 7 No development shall take place unless and until a new boundary fence has been erected to the front of the Walnut Tree in position along the north boundary of the application site and shall be subsequently retained. No activity prohibited by BS:5837:2012 shall take place within such fencing during the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a further specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, 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 locality and 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.

- 10 Notwithstanding the details submitted the materials used for the surfacing of all open parts of the site proposed including the driveway between Shiralee and Eastview shall be laid with a bound or concrete material in accordance Drawing No A101 V6.1. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of 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 2018.

- 11 The car parking, servicing and other vehicular access arrangements shown on the approved plans proposed site and block plan showing parking provision: Drawing No A101 V6.1 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. The garages and car ports hereby permitted shall be retained and kept available for the parking cars at all times and shall not be converted to living accommodation or used as a business.

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.

- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, C and E of the General Permitted Development Order, as amended, shall be erected within the curtilage of either dwelling (i.e. Eastview and the new dwelling hereby approved) without the prior written approval of the Local Planning Authority.

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

- 13 Notwithstanding the details submitted any office for business use undertaken from the dwellinghouse shall be operated by the occupier of the dwellinghouse only and shall be limited to be in operation only within the proposed dwelling with no visitors, no deliveries or maintenance of stock and a maximum of one employee who works three days a week between 8:30 and 5:30 Monday to Wednesday unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** To ensure that any business use remains ancillary to the use of the site for residential purposes and to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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 38 to 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
- (2) This permission was subject to a contribution of £806.45 towards the Solent Recreation Mitigation Strategy, in accordance with Policy DM24 of the Allocations Plan.

- (3) 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.
- (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 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
- (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.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

30 July 2018