



**Havant**  
**BOROUGH COUNCIL**

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To:  
Ms J Mottershead  
JM Design Ltd  
2 Brook Cottages  
West Ashling  
Chichester  
PO18 8DY

For: Mr and Mrs D Auger

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**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015  
Approval of Reserved Matters**

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**Application Number:** APP/17/01259

**Site Address:** Land adj to 22 Fairlea Road, Emsworth, PO10 7SX

**Proposal:** Reserved matters application for 3 bedroom bungalow relating to access, appearance, landscaping, layout and scale. Discharge of Condition No.s 4,5,7,8,9 and 10 following Outline Planning Permission APP/17/00924.

Further to your application received on 24 November 2017, which was valid from 27 November 2017, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition(s) 4, 5, 7, 8, 9 and 10 of Outline Planning Permission APP/17/00924** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/17/00924 dated 20th October 2017.
- (ii) The plans and other documents submitted with your application, and
- (iii) The following additional 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.

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- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site plan showing tree protection areas, site operatives parking area, materials storage area, site and f.f.i and drainage runs and levels: Drawing No AT/17/02  
Site plan showing parking, turning layout, hardsurfacing and boundary fencing: Amend B Received 14.02.2018  
Proposed Elevations and Floor Plan: Drawing No AT/17/01  
Redland Mini Stonewold- Roof Tile  
Nutcombe Red Multi- Brick  
White UPVC- Windows and Doors  
Off-White Painted Render- Walls  
Tarmac- Driveway  
**Reason:** - To ensure provision of a satisfactory development.
- 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 The landscaping works shown on the approved plans [Amend A Received 20.12.2017] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting or prior to occupation of the development hereby permitted, whichever is the sooner. 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
- 5 The development must be undertaken in accordance with the Tree Protection Plan Drawing No AT/17/02 and retained throughout the contract period.  
**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.
- 6 The development hereby permitted shall be carried out in accordance with the approved plan AT/17/02 which shows the position of the material storage compound within the site. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on site.  
**Reason:** To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

### 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 6573.
- (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](http://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 Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) 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:
  - Your application was acceptable as submitted and no further assistance was required.

- (8) The applicant is advised that the planning conditions attached to Outline Planning Permission ref: APP/17/00924 remain in effect and need to be cleared in accordance with their requirements (including pre-commencement requirements).
- (9) 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
- (10) 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.
- (11) 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.
- (12) The applicant is advised of the Consultation replies of Havant Borough Councils Building Regulations section raising matters which may have the potential to require amendments to the proposals. The relevant Consultation replies can be viewed on the Councils website at the following address:

[https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR\\_242406](https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242406)

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

14 February 2018