



Havant
BOROUGH COUNCIL

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Mr P Milburn
128 Duke Road
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For: Mr P Milburn

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

Application Number: APP/18/00561

Site Address: Hewlins House, Plot 1 The Retreat, Croft Lane, Hayling Island PO11 0LT

Proposal: Application for variation of condition 3 of Planning Permission APP/16/00583 relating to addition of 2No. velux windows in garage roof to be fitted with obscure glazing and a restricted opening of 100mm. Relocation of pool door from the west to south elevation.

Further to your application received on 29 May 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 the previous permission granted under APP/16/00583 dated 25th October 2016.
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: Unique plan reference: #00130123- CFBA28
Site Plan: Unique plan reference: #00130123-CFBA28
Block Plan showing parking provision: Drawing No Block Plan 1+ 2
Proposed Roof Plan of Garage and First Floor Plan: Drawing No HHFFP3/1
Proposed Garage and Ground Floor Plan of dwelling: Drawing No HHGFP4/1
Proposed Roof Plan: Drawing No HHRP3/1
Proposed Section of Garage with East and West Elevation Plan of Dwellinghouse: Drawing No HHEEWE3/1
Existing and Proposed South Side Elevation Plan of dwellinghouse including proposed North Side: Drawing No HHNESE3/1
Reason: - To ensure provision of a satisfactory development.

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- 3 The garage hereby permitted shall be retained and kept available for the parking of cars and for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or as a business.
Reason: In the interests of the amenities of neighbouring properties having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first use of the garage hereby permitted the windows in the first floor north elevation serving the garage shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with a restricted opening no greater than 100mm 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.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No Block Plan 1+ 2 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.
- 6 The development shall not be brought into use until the turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear. This space shall thereafter always be kept available for such use.
Reason: In the interests of highway safety and having due regard to policy CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's

nature, likely extent & mobility,

2) An appropriate assessment of the risks to all receptors that may be affected, based

upon 1), and;

3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

a). A statement confirming that no suspected contamination was identified during development,

OR;

b). Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, there is a potential for contamination to exist at the site within made ground which could pose a risk to occupants

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 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,
- Your application was acceptable as submitted and no further assistance was required.

- (2) You are advised that this permission only relates to condition 3 of planning permission granted on 25.10.2016 under APP/16/00583 which required works to be carried out as per the submitted plans. Conditions 2,5,7,8,9 and 11 imposed by planning permission APP/16/00583 are still valid and should be complied with at all times.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

07 August 2018