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BOROUGH COUNCIL

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For: Ms Prentice

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

Application Number: APP/18/00448

Site Address: Grey Havens, 9 Western Parade, Emsworth, PO10 7HS

Proposal: Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling, including balcony to front elevation, flue to western elevation, existing garage refurbishment with render cladding.

Further to your application received on 28 April 2018 (which was valid from 08 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 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 28053 PD-098 rev A
Topographical Survey Drawing No 28053 PD-100
Proposed Site Plan Drawing No 28053 PD-101 rev B
Proposed Floor Plans Drawing No 28053 PD-102 rev A
Proposed Elevations Drawing No 28053 PD-103 rev A
Existing and Proposed Street Scenes Drawing No 28063 PD-104 rev A
Existing and proposed Site Sections Drawing No 28063 PD-107
Proposed Garage Refurbishment Drawing No 28053 PD-106

Reason: - To ensure provision of a satisfactory development.

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- 3 The external materials used for the hereby approved dwelling shall be strictly as indicated on the hereby approved plans. Any variation to this shall first be agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of Chichester Harbour AONB and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding condition 3, no above ground construction works shall take place until samples and / or a full specification of the balcony materials to be used have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the glazing details, which should be non-reflective, and colour and material of the post and rails. 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 having due regard to Chichester Harbour AONB and policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the commencement of development the precise location of the public sewer that crosses the site shall be surveyed and confirmed. The survey details, together with the measures to be undertaken to protect the public sewer shall be submitted to the Local Planning Authority, in consultation with Southern Water, and approved in writing before commencement of development.
Reason: To protect the public sewer that crosses the site having due regard to policies and proposals CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 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.
- 7 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor at the foreshore) shall be undertaken on site within the bird over wintering period, from 1st October to 31st March inclusive.
Reason: To protect the habitats of the adjacent SPA, SSSI and Ramsar in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.
- 8 The hereby approved brise-soleil bracing for the gable apex shall be powder-coated in RAL 7031 prior to installation, and fixed in place before the house is first occupied and then retained at all times in that colour and condition thereafter.
Reason: In the interests of the amenities of Chichester Harbour AONB and having due regard to policies CS11 and 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/pes.
- (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, amended plans forthcoming, making your proposal acceptable.
- (2) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
 - (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.

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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.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

06 August 2018