



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr S Walker
90 Southleigh Road
Havant
PO9 2PR

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

Application Number: APP/17/00907

Site Address: 90 Southleigh Road, Havant, PO9 2PR

Proposal: Variation of condition No.4 of Planning Permission APP/16/00262 relating to increase in size of rear extension to include Marley Cos Grey Weatherboard Cladding.

Further to your application received on 17 August 2017, which was valid from 06 September 2017, 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/16/00262 dated 27th May 2017 .
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:
Site and Location Plan Showing Tree Position and Drain Route: Received 01.11.2017 Pg 8
Proposed Ground Floor Plan: Received 01.11.2017 Pg 2
Proposed First Floor Plan: Received 01.11.2017 Pg 3
Proposed Roof Plan: Received 01.11.2017 Pg 4
Proposed Front and Left Side Elevations Plan: Received 01.11.2017 Pg 6
Proposed Rear and Right Side Elevations Plan: Received 06.09.2017 Pg 7
Email confirming no guttering along the single storey side extension: Received 10.11.2017
Reason: - To ensure provision of a satisfactory development.

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- 3 The development hereby permitted shall be carried out using the materials approved in accordance with condition 2 under planning application APP/16/00262 which was discharged on 25th September 2017.

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

- 4 No development shall take place unless and until the existing three trees (pitissporum and mimosa) to the front of the dwelling have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period unless otherwise agreed in writing by the Local Planning Authority. Should any tree be removed as part of the construction works a tree of similar species shall be planted as a replacement in the front amenity space of the dwelling. Any tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.

Reason: The proposed development is likely to impact the existing three trees (pitissporum and mimosa) which will detract from the trees amenity value. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 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/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 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,
- Your application was acceptable as submitted and no further assistance was required.

- (2) 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.
- (3) 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.
- (4) 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
- (5) The applicant is advised that although condition 3 of APP/16/00262 has been complied with on the 11.08.2017 the same condition is required to be carried over from the past decision in order to ensure that the three trees (pitissporum and mimosa) are maintained with protective fencing throughout the construction period and that should any tree be removed that mitigation planting shall take place as specified in the condition.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

28 November 2017