



Havant
BOROUGH COUNCIL

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Mr C Flint
Chris Flint Associates Ltd
2 Emerald Close
Waterlooville
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For: Mr Turvey

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

Application Number: APP/17/00848

Site Address: 1 Blendworth Crescent, Havant, PO9 2BA

Proposal: Erection of two storey, 3 bedroom end of terrace dwelling with new driveway off Blendworth Crescent to serve existing property.

Extension of Time Agreed until 11th October 2017

Further to your application received on 01 August 2017, which was valid from 09 August 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 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:
Planning Location and Block Plan Drawing No. CRF 02
Proposed and Existing Elevations, Floor Plans and Site Plan Drawing No. CRF 01 Rev 02
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.

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- 4 No development hereby permitted shall be proceed above ground level until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted shall proceed above ground level until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification. The proposed new drive and car parking shall be constructed with a porous surface.
Reason: In the interests of the amenities of the locality and to prevent surface water run off and having due regard to policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The dwelling hereby permitted shall not be occupied unless and until the fencing shown on drawing number CAF/FUL/02 Rev 02 has been provided.
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 2012.
- 7 The development hereby permitted shall not be occupied until the refuse stores for the existing and proposed dwelling and cycle store for the existing dwelling shown on drawing No. CAF 01 Rev 02 have been provided in accordance with the approved details. The bin and cycle stores shall thereafter be retained and maintained in accordance with the approved details.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16, DM10 and DM14 of the Havant Borough Council Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration shall be carried out to the roof of the dwelling hereby approved permitted by Part 1, Classes B/C of the 1995 Order as amended.
Reason: In the interests of the character and appearance of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework 2012.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the east facing elevation of the dwelling hereby permitted without the prior written approval of the Local Planning Authority.
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 2012.

- 10 The dwelling hereby permitted shall not be occupied until a minimum of 2 parking spaces have been provided within the curtilage of the site for the existing and proposed dwellings in accordance with the approved plans and thereafter those spaces kept available for such purposes.
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 2012.
- 11 Prior to the development hereby permitted commencing details of the measures which will be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of protecting public utility infrastructure and having due regard to policy CS19 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 12 Notwithstanding the submitted Location and block plan drawing ref CRF 02, the north and west facing roof projections shall be fully hipped as shown on the approved elevations drawing ref CRF 01 Rev 02.
Reason: In the interests of the character and appearance of the area and to avoid ambiguity having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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.
- (4) 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.

- (5) This permission was subject to a contribution of £181 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

11 October 2017