



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 D Treagus
Derek Treagus Associates
3 The Townhouse
20 Nelson Road
Southsea
Portsmouth
PO5 2AS

For: Mrs Manders-Trentt

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

Application Number: APP/17/00597

Site Address: 15 Bramley Close, Waterloooville, PO7 7SU

Proposal: First floor side extension over existing with increased decking to side and rear; cladding to new extension and front of dwelling; Juliette balcony to east elevation; installation of flue to south elevation; increased parking to front.

Further to your application received on 02 June 2017, which was valid from 31 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:
Proposed Floor, Elevation and Site and Block Plan: Drawing No 17/606/01 Rev B
Received 06/11/2017
Location Plan: Received 02.06.2017
Reason: To ensure provision of a satisfactory development.

- 3 In the event that suspected contamination (being soil of groundwater that is discoloured, oily or odorous, or soils containing asbestos fragments, fibrous materials or a significant proportion of other waste inclusions) 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 its 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 policies DM10 of the Havant Borough Adopted Core Strategy 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of previous land uses &/or activities that could pose a risk to future site occupiers.
- 4 All materials required for the development hereby permitted shall be stored on the existing hard-surfacing within the application site only unless otherwise agreed in writing and approved by the Local Planning Authority. The existing hard-surfacing shall be made available for this purpose 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 having due regard to policies CS16, DM8, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The external materials as indicated on the approved plan shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed in writing by the Local Planning Authority.
- 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.
- 6 The extended terrace hereby permitted shall not be brought into use unless and until a timber privacy screen the same depth of the proposed terrace has been erected along the west side of the terrace to the rear of the kitchen, to a height of no less than 1.8m as indicated on the approved plans drawing no 17/606/01 Rev B. The timber proposed shall match that of the existing and proposed new terrace to ensure it appears in keeping to the rest of the development. The screening shall be 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)

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) The applicant is informed that a letter has been sent by Environmental Health on the 4th October in relation to contamination on the site and guidance on what should be done should evidence of this be found throughout the duration of construction. Details can be viewed on the Havant Borough Website:

<https://planningpublicaccess.havant.gov.uk/online-applications>

- (5) 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.

- (6) The applicant is advised that all precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to the guidance of the Environment Agency 'PPG1- General guide to the prevention of pollution', which is available on the below website:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

- (7) Please note that the development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under within 8 metres of a main river of 16m or a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency.

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The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506506.

The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.

- (8) You are hereby advised that whilst no smoke free zones currently exist within the Havant Borough, this does not relieve operators/owners of wood burning or multi- fuel stoves / appliances, of the responsibility of ensuring that they do not cause smoke nuisance to other neighbours within their neighbourhood. Smoke includes soot, ash, grit and gritty particles emitted in smoke, and also the smell of smoke. If you should wish to ascertain what your position would be in relation to the existing legislation such as the Environmental Protection Act 1990, it is recommended that you contact the Environmental Health Pollution Team at Havant Borough Council.

Reason: This is in order to protect the occupants of nearby residential properties from smoke pollution.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 November 2017