



Havant
BOROUGH COUNCIL

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Mr Bendy
30 Longmeadow Gardens
Birdham
PO20 7HP

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

Application Number: APP/17/00665

Site Address: 15 Hallett Road, Havant, PO9 2PJ

Proposal: Siting of mobile home for temporary period (during self-build of dwelling to rear) and re-siting of existing shed to south-eastern corner of plot.

Further to your application received on 21 June 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 This permission shall be for a limited period expiring on whichever is the earliest date of the following occurrences:
 - (a) In the event that related application reference APP/17/00812 is refused, within 1 month of the date of that refusal (unless an appeal is lodged);
 - (b) In the event that related application reference APP/17/00812 is approved, on the date when the new dwelling the subject of that approval is first occupied;
 - (c) In the event that Planning Permission reference APP/16/01091 is implemented, on the date when the new dwelling the subject of that approval is first occupied;
 - (d) By 31 August 2019

At the expiry of the earliest occurrence the mobile home and fence the subject of this permission shall be permanently removed from the site, and within a further period of one month the land shall be restored to a landscaping buffer in accordance with the details approved under Discharge of Condition approval APP/13/00500 dated 21 August 2013 (pursuant to Planning Permission APP/12/01222), or such other landscaping scheme as has been first agreed in writing with the Local Planning Authority.

Reason: The building and its siting is of a type not considered suitable for permanent retention and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 2 Notwithstanding the submitted plans, the hereby approved mobile home shall have maximum dimensions of 11m in length, 3.05m wide and finished height above ground level of 2.6m.
Reason: For clarity and to protect the amenity of neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The mobile home hereby approved shall be occupied by Mr Richard Bendy and Ms Sue Torry only, and by no other persons without the prior written approval of the Local Planning Authority.
Reason: The occupation of the building is only justified to enable the applicants to construct a new dwelling and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Prior to the mobile home hereby approved being brought onto the site a lapped fence shall be erected on site as shown on the approved plans. The fence shall have a finished height of 2.65m above ground level and be fitted to extend adjacent to the full length of the mobile home. The fence shall be retained on site for the duration of the siting of the mobile home.
Reason: To protect the amenity of neighbouring residents having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The mobile home shall be sited such that all surface water run-off and guttering is entirely within the application site and does not overhang the eastern boundary wall.
Reason: To protect the amenity of neighbouring residents, having regard to policy CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
1:1250 Site Plan and 1:500 Block Plan dwg no LR02 rev A
Site Plan
Floor Plan and Roof Plan, subsequently amended by email dated 26/07/2017 confirming the maximum length of the mobile home to be 11m
Indicative Elevation Plans subsequently amended by email dated 26/07/2017 confirming the maximum length of the mobile home to be 11m
Lapped Fencing Plans shown as Additional Boundary Treatment Plans (1), (2) and (3) received 24 July 2017; published online 25 July 2017
Reason: - To ensure provision of a satisfactory development.

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:
- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit, additional information requested and forthcoming, making your proposal acceptable.
- (5) 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
- (6) 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

15 August 2017