



Havant
BOROUGH COUNCIL

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For: Mr Hurley

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

Application Number: APP/17/00961

Site Address: 151-153 Southwood Road, Hayling Island

Proposal: Variation of Conditions 3, 4, 5, 9 and 14 of Planning Permission APP/13/00553, Conditions 2, 4, 5, 6, and 9 of Planning Permission APP/16/00599 and Conditions 1, 3, 4, 5 and 8 of Planning Permission APP/16/01221 (Construction of one pair of 3 bed semi-detached houses and 1 No. 2 bed bungalow with access from Southwood Road) in relation to proposed amendments to site layout and landscaping.

Further to your application received on 01 September 2017, which was valid from 04 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 hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan - Drawing No. 1614/L01
Amended Site Plan Including Landscaping - Drawing No. 15.2127.150 Rev P3
Proposed Floor Plans Plot 1 - Drawing No. 1614/O2a
Amended Proposed Elevations Plot 1 - Drawing No. 1614/03b
Proposed Floor Plans Plots 2 and 3 - Drawing No. 1614/O4a
Proposed Elevations & Roof Plan Plots 2 and 3 - Drawing No. 15.2127.171
Proposed Site Section - Drawing No. 1614/O7b
Flood Risk Assessment, Stamped 4th June 2013, prepared by Dan McGregor Associates
Reason: - To ensure provision of a satisfactory development.

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- 2 Construction of the buildings hereby permitted shall be carried out in accordance with the materials and finishes approved under discharge of condition reference APP/13/00553 on the 27th June 2016 [as amended by this permission reference APP/16/01221 in relation to window heads materials] unless otherwise agreed in writing by the Local Planning Authority.
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 National Planning Policy Framework, March
- 3 The dwellings shall not be occupied until space for the parking of two vehicles per dwelling has been provided as indicated on the approved site layout plan (drawing no. 15.2127.150 Rev P3). The parking areas shall thereafter be retained and used solely for those 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.
- 4 The proposed hard surfaced areas of the development hereby permitted shall be carried out in accordance with the details shown on drawing no. 15.2127.150 Rev P3 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 5 Notwithstanding the submitted details the dwellings shall not be occupied unless and until revised details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall thereafter be retained at all times.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 6 The development hereby permitted including any site clearance shall not be carried out other than in accordance with the details specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site approved under discharge of condition consent APP/13/00553 dated 27th June 2016 unless otherwise agreed in writing by the Local Planning Authority. Throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 During the course of the development hereby approved the storage of materials, site offices and wash down to prevent the deposit of mud onto the highway, on site shall be carried out in accordance with the details approved under discharge of condition reference APP/13/00553 approved 27th June 2016. The approved storage, offices and wash down facilities shall be made available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and in the interests of traffic

- 8 The development hereby permitted shall be carried out in accordance with the detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced shown on drawing number 15.2127.150 Rev P3.
The implementation of all such approved landscaping shall be completed no later than the first planting season following the occupation of any of the dwellings. 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 policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (produced by Dan McGregor Associates and received by Havant Borough Council on 4th June 2013) and the following mitigation measures detailed within the FRA:
1. Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD) as per section 4.1 of the FRA.
Reason: To ensure the dwellings are constructed in accordance with the flood risk measures proposed in the submitted Flood Risk Assessment and in the interests of public safety; in accordance with Policy CS15 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.
- 10 The development hereby permitted shall be carried out in accordance with the details approved under discharge of condition APP/13/00553 dated 27th June 2016 specifying the provision to be made for external lighting of the site unless otherwise agreed in writing. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the semi-detached houses and detached bungalow hereby approved [including the addition of and insertion of windows and roof lights] permitted by Part 1, Classes B and C of the Town and Country Planning General Permitted Development Order 1995 (as amended) shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the residential amenities of adjoining neighbours and to prevent direct overlooking and loss of privacy of neighbouring dwellings and between the dwellings hereby approved. In accordance with Policy CS16 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.
- 12 The first floor windows in the side elevations of the semi-detached houses, and the ground floor windows in the north elevation of the detached bungalow hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. No other windows or openings shall be created in the side elevations of the semi-detached houses, or north elevation of the detached bungalow, without the 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.

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:

- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

30 October 2017