



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 McManus
The Studio
Midhurst
Lymington
SO41 0GB

For: Mr Turner

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

Application Number: APP/17/01074

Site Address: 114 London Road, Cowplain, Waterlooville, PO8 8HB

Proposal: Variation of Condition 10 of Planning Permission APP/16/01174 relating to the retention of roof lights positioned at 1.5 metres above finished floor level and be fitted with, textured obscured glass with an obscuration level no less than Level 4 of the Pilkington Texture Glass Scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50mm for ventilation and all retained as such thereafter.

Further to your application received on 05 October 2017, which was valid from 20 October 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 17.02.2020.
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:

Existing and proposed north east elevation - Drwg No. PL-2-01
Proposed site plan - PL-01
Existing site and location plan - EX-01-A
Proposed elevations (excluding the north east elevation, which is amended by Drawing No. PL-2-01, outlined above) - PL-02
Proposed floor plans - PL-03
Proposed roof plan - PL-04

Our Ref: APP/17/01074

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the roof lights in the North East elevation positioned at 1.5 metres above finished floor level shall be retained as being fitted with, textured obscured glass with an obscuration level no less than Level 4 of the Pilkington Texture Glass Scale (or equivalent) and restrictors, which are to restrict opening to a maximum of 50mm for ventilation unless otherwise agreed in writing by 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.
- 4 The development shall be carried out in accordance with the approved details of existing and finished floor and site levels relative to previously agreed off-site datum point(s), outlined in plans:
Drwg No: S-CD-009 House 5 - Proposed Ground FFL
Drwg No: H5-GA-220 House 5 - Section A-A
Drwg No: H5-GA-221 House 5 - Section B-B
Drwg No: H5-GA-222 House 5 - Section C-C
The development shall be undertaken in accordance with the approved details.
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 The development shall be carried out in accordance with the approved drainage details:
Drwg No: 16-2754-2001-C2 Drainage Layout - Sheet 2 - 30/10/17
Drwg No: 16-2754-2002-C1 Drainage Layout - Sheet 1 - 30/10/17
Confirmation of future maintenance provision received by email 30/10/17
Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development shall be carried out in accordance with the following approved materials:
Brick Sample: Forterra Hampton Rural Blend
Roof Tile: Imerys Beauvoise 20 Burnt Red
Wall Cladding: Marley Eternit Cedral Weatherboard
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 the National Planning Policy Framework 2012.
- 7 The development shall be carried out in accordance with the approved details for the surfacing of all open parts of the site, including the proposed areas to be hardsurfaced, in accordance with the approved plan:
Drwg No: H5-PC-200 Soft/Hard Landscaping and boundary treatment plan
Only the approved materials and finishes shall be used in carrying out in the development, 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 policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core

- 8 The development shall be carried out in accordance with the approved details with regard to the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls:
Drwg No: H5-PC-200 Soft/Hard Landscaping and boundary treatment plan
Thereafter only such approved materials and finishes shall be used in carrying out the development, unless otherwise agreed in writing by the Local Planning Authority.
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.
- 9 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.
- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 2015, no additional windows shall be inserted above ground floor level without the prior 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.
- 11 All site clearance and development shall be carried out in strict accordance with the recommendations set out in the submitted Baseline Ecological Site Audit by Betts Ecology dated September 2016.
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and the safeguarding of protected species, 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.
- 12 The development shall be carried out in accordance with the approved soft landscaping details:
Drwg No: H5-PC-200 Soft/Hard Landscaping and boundary treatment plan
The implementation of the landscaping shall be completed in full accordance with the 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 policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 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.
- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

15 December 2017