

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

Land to rear of 15 Langstone Road, Havant

**Local Planning Authority Reference:
APP/16/00668**

**Planning Inspectorate Reference:
APP/X1735/W/17/3181379**

HAVANT BOROUGH COUNCIL



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR T PHILLIPS AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR ERECTION OF 4 NO. 2 BED FLATS AND 1 NO. 1 BED FLAT WITH ASSOCIATED PAVILION BUILDING HOUSING BINS AND CYCLES TOGETHER WITH PARKING AND AMENITY SPACE. LAND TO REAR OF 15 LANGSTONE ROAD, HAVANT, PO9 1RA

Planning Inspectorate Reference: APP/16/00668

LPA REF: APP/X1735/W/17/3181379

1.0 APPEAL SITE AND SURROUNDINGS

- 1.1 The site forms part of the garden of the existing property 15 Langstone Road a two storey house with gable fronting Langstone Road. The existing property and the site are currently well screened from Langstone Road by trees and hedging. The existing house has a number of windows facing south and east across the application site.
- 1.2 The site is a mature garden and the boundaries are generally marked by trees and hedges. The site itself is mainly laid to lawn. This part of Langstone is characterised by large detached dwellings of various designs set in ample mature plots.

2.0 PLANNING HISTORY

- 2.1 APP/14/00673 - Two storey detached dwelling to south of existing property, with detached double carport to front and new access off Langstone Road., PERMITTED, 19/12/2014 A copy of the approved site plan and Decision Notice is attached at **APPENDIX B**

3.0 THE APPLICATION

- 3.1 The application was submitted on the 9th November 2016 and subsequently refused planning permission on the 4th May 2017 for the following reasons:

1 The proposed development would by reason of its scale, backland siting, height, mass, bulk and associated access drive, turning and parking areas result in an alien and unexpected form of development in this location. As a consequence the proposal would represent an over intensive and inappropriate development contrary to the established pattern and character of residential development in this part of Langstone. The proposal therefore fails to comply with the policies CS9 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Havant Borough Council Borough Design Guide SPD 2011.

2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

4.0 PLANNING POLICY

National Policy

- 4.1 The National Planning Policy Framework (NPPF) sets the national context in relation to planning policy and it is considered that the following sections are particularly relevant to the consideration of this application.
- 4.2 Paragraph 2 confirms that *Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.*
- 4.3 Achieving sustainable development is at the heart of the NPPF guidance and three dimensions to sustainable development are identified in paragraph 7 as economic, social and environmental. The roles are mutually dependent. The sustainability of the proposed development is considered in part 6 of this statement.
- 4.4 Paragraph 9 makes it clear that *Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.*
- 4.5 Paragraph 10 then addresses how sustainable development is applied locally stating, *Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.* This is particularly important in relation in ensuring that development is appropriate to its context.
- 4.6 Paragraph 14 confirms the presumption in favour of sustainable development which runs through the planning system.
- 4.7 Core Planning Principles are provided in paragraph 17 amongst other matters there is a need to secure high quality design and take account of the different roles and character of different areas.
- 4.8 Paragraph 49 concerns the need to demonstrate a 5 year supply of housing in order to demonstrate that housing policies are up to date.
- 4.9 In relation to design paragraph 56 confirms *The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*
- 4.10 Paragraph 58 states that Local Plans should develop robust and comprehensive policies and guidance that set out the quality of development that will be expected

for the area. Amongst other matters *Planning policies and decisions should aim to ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation

Local Policy

- 4.11 Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Local Plan (Allocations) 2014 set out the Councils planning policies and relevant policies have previously been forwarded to the Planning Inspectorate.
- 4.12 In addition Havant Borough Council Design Guide Supplementary Planning Guidance 2011 is also relevant to the consideration of this appeal. Paragraphs 5.25-5.32 relate specifically to Backland Development and a copy of the relevant document has previously been forwarded to the Planning Inspectorate.

5.0 REPRESENTATIONS

- 5.1 Consultation responses have been forwarded to the Planning Inspectorate and are summarised in the Officers Delegated Report also previously forwarded.
- 5.2 In addition, 22 letters of objection with 24 names were received during the consideration of the planning application including representations from Langstone Residents Association and Langstone Village Association. These representations have previously been forwarded to the Planning Inspectorate and the main issues raised related to:

Impact on the Character of the Area,
Highway Matters,
Impact on Neighbours,
Ecology,
Precedent.

6.0 PLANNING CONSIDERATIONS

- 6.1 In relation to reason for refusal No1 the main issues are:

Whether the development would by reason of its scale, backland siting, height, mass and bulk and associated access drive, turning and parking areas result in an alien and unexpected form of development in this location. If so would the proposal represent an over intensive and inappropriate development contrary to the established pattern and character of residential development in this part of Langstone.

- 6.2 In relation to the second reason for refusal it can now be confirmed that the required contribution towards the Solent Recreation Mitigation Project has now been secured with the submission of a unilateral undertaking and the payment of £905 plus administration and monitoring fee. As a result of the securing of this contribution the Local Planning Authority can confirm that the second reason for refusal will not be pursued as part of this appeal process.
- 6.3 This part of Langstone is characterised generally by large detached dwellings set in ample grounds with their own frontage onto Langstone Road. This pattern of development is particularly prevalent to the eastern side of Langstone Road. The development is very low in density and is mainly at two storey height with ample mature gardens with significant landscaping including mature trees.
- 6.4 The proposed development constitutes the provision of a block of five flats pavilion building, driveway, parking, turning and associated activity to the rear and side of a existing single detached dwelling which fronts onto Langstone Road. The density of the existing development in the area to the south of Woodbury Avenue, east of Langstone Road north of Southbrook Road and west of the footpath between Southbrook Close and houses fronting Southbrook Road is approximately 12 dwellings/ha. The density of the development currently proposed is approximately 25/ha (excluding the retained dwelling and its retained curtilage). Whilst this remains relatively low density by new house development standards, in this case the development is being introduced into the back garden of the existing property and represents an entirely unexpected contrast to the character and density of the existing built form.
- 6.5 Development in the locality has direct road frontages with the exception of the single storey dwelling immediately to the south of the site. The current proposal is for the erection of a block of flats to the rear of 15 Langstone Road served from an access drive to Langstone Road. This form of piecemeal backland development introducing a block of five two storey flats is considered entirely alien to the current pattern of development in this part of Langstone. Backland development of the form proposed would fail to address the Langstone Road frontage and would fail to accord with the character of the street scene. In contrast the creation of the significant access into the site would itself open up an established mature residential frontage leaving a driveway gap further detracting from the established pattern of development.
- 6.6 It is noted that the proposal would result in the creation of a substantial access drive, turning areas, car parking, bin and bike storage building and hard landscaping to serve the 5 flats being created. This would result in the area to the front of the flats being car dominated and the areas remaining for green landscaping being compromised. This scale of development is considered to result in an over development of the site contrasting with the character and appearance of the existing residential area.
- 6.7 The development proposed is considered to conflict with planning policies at both national and local levels. In relation to the NPPF the Local Planning Authority are concerned that the development does not conform to the requirements of sustainable development and fails to make positive improvements in the quality of the built environment. It also fails to take account of local of the existing context for the development and pattern of development to the harm of the character and appearance of the area. Furthermore the proposals do not represent high quality design as the scale of the development does not properly take into account the different roles and character of the locality.

- 6.8 It is not accepted that the development would function well and add to the overall quality of the area responding to local character and history as it would result in an over intensive use of the site and fails to respect the character of the area introducing flat development to the rear of the existing single dwelling house.
- 6.9 The NPPF requires Local Planning Authorities to provide policies and guidance in relation to appropriate design. The Councils main design policy is Havant Borough Local Plan (Core Strategy) policy CS16 (High Quality Design). The policy has previously been forwarded to the Planning Inspectorate. The policy sets requirements to achieve high quality design in line with the NPPF's emphatic statement that *Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*
- 6.10 Policy CS16 states that, *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design (amongst other matters):*
- 1. Responds to, draws inspiration from and respects local context and:*
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- 6.11 For the reasons set out above it is not considered that the development would meet the criteria set and in particular fails to respond to, draw inspiration from or respect local context.
- 6.12 The main housing policy in the Havant Borough Local Plan (Core Strategy) 2011 is policy CS9. This policy states that, *Planning permission will be granted for housing proposals that will (amongst other matters) : -*
- 6.13 *Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.*
- 6.14 In this case the density of development fails to respect the existing character and built form of the area contrasting markedly with the pattern of development in the vicinity of the site and representing an alien and unexpected form of development in this backland position.
- 6.15 More specific guidance in relation to backland development is provided in the Havant Borough Council Borough Design Guide SPD 2011 and is again considered particularly pertinent to the consideration of this appeal.
- 6.16 Paragraph 5.25 recognises that backland development can play a role in delivering the Councils housing targets but also recognises the difficulties that such developments can cause stating *Development of backland and infill sites should not have an adverse effect on neighbouring properties, should maintain and*

enhance the existing character and quality of an existing area and should create pleasant and attractive places to live. As stated above the development is considered to fail to maintain and enhance the existing character and quality of the area.

- 6.17 In designing backland development it is necessary to ensure that issues of scale are considered. The proposed development introduces five flats into the rear garden of an existing single dwelling and would in terms of the level of activity and the scale of development when compared to the existing dwelling dominate rather than be subservient to the host dwelling. Paragraph 5.26 of the SPD recognises that this can cause concerns stating *In general, tandem backland development developments will only be permitted provided that the amenities of the surrounding dwelling, together with the 'host' dwelling can be safeguarded, there is no possibility of a more comprehensive scheme and the design of the tandem property is subservient to the host.* It is evident that the proposed development cannot be considered subservient to the original 'host' dwelling again emphasising the unexpected nature of the development in its existing context.
- 6.18 In relation to the character of the area the contribution of the substantial mature gardens associated with the large detached houses fronting this part of Langstone Road to this character is significant and allows for mature trees and landscaping. The rear gardens also act as a buffer to the higher density development further east. Paragraph 5.29 of the SPD recognises this contribution stating *Combined, rear gardens and their landscape provide an attractive streetscene and backdrop to dwellings. This is part of the character of an area, which can be lost through backland development. Therefore, in these instances, backland development should only be allowed in exceptional circumstances.*
- 6.19 The proposed access drive serving the development would serve to open up the site frontage and would due to its positioning and width further intrude on the character of the area. Whilst it is recognised that the previously approved scheme for one dwelling also resulted in a new access of reduced width, the activity associated with the provision of five flats would clearly emphasise the extent of the development to the rear of the site. The impacts of accesses serving backland development is recognised in the SPD at paragraphs 5.30-5.32.
- 6.20 The Local Planning Authority recognises that the development of the site in the manner proposed would make a modest contribution to the Council's overall housing requirements. Having carefully assessed the planning merits of the proposal and the sustainability of the scheme it is not considered that the scheme meets the requirements of sustainable development and would have an unacceptable impact on the character and visual amenities of the area.

7.0 COMMENTS ON APPELLANTS STATEMENT OF CASE

- 7.1 It is considered that most of the planning merits comments have already been addressed above and therefore to avoid repetition the following comments relate only to matters not covered above.
- 7.2 The appellants agent comments in paragraph 9.1 that on the eastern side of Langstone Road are a mixture of smaller semi-detached bungalows, houses and some purpose built flats. Whilst there are some differences between development on either side of the road, it remains the case that buildings are generally detached properties set in relatively ample grounds. Backland development of the type proposed is absent.

- 7.3 Reference is made in paragraph 9.1 and 10.3 to the single unit at 17a. This is a single dwelling at mainly single storey height and represents the only backland type development in the area. It is not considered comparable in terms of its height, mass and bulk to the appeal proposal. Importantly the single dwelling is not comparable in terms of activity generated, parking, driveways, ancillary buildings etc. the existence of this single unit is not considered to set a precedent for the proposed much more substantial development.
- 7.4 It is stated in paragraph 10.3 that the existing landscaping would be retained and enhanced. It is clear that the proposal would open up the frontage of the site and provide access drive, parking, turning and ancillary outbuildings in addition to the form of the substantial building proposed.
- 7.5 In paragraphs 10.4 and 10.5 comparison is made with planning permission for one dwelling Ref: APP/14/00673. This was a single dwelling with its own road frontage following the existing pattern of development in the locality. This permission demonstrates the Local Planning Authorities acceptance of appropriate residential development in Langstone, however this needs to be appropriate and compatible with the character and appearance of the area. The provision of five flats to the rear of the existing dwelling is for the reasons stated above considered to be unacceptable.
- 7.6 The extent of car parking is considered in paragraph 10.7 and comment is made that car parking could be reduced. The proposal indicates 10 car parking spaces. Under the Councils Parking SPD 2016 the development would require a minimum of 9 spaces if allocated and would require 7 spaces if unallocated. The provision of 10 parking spaces to serve the development is considered appropriate given the lack of on street parking, it does however demonstrate that the scale of the development increases the amount of hardstanding areas and ancillary activity.
- 7.7 It is noted that a condition in relation to hard and soft landscaping is accepted in paragraph 10.8.
- 7.8 Paragraph 10.10 comments on the more general need for development of mixed types. This is accepted, however the context for development is important and the previous permission demonstrates that the Local Planning Authority will support appropriate proposals. The current proposal is not considered appropriate in its context as set out above.
- 7.9 In paragraph 10.16 the appellant refers to ecological requirements and it is noted that the financial contribution and unilateral undertaking has now been received in relation to the second reason for refusal.
- 7.10 The requirements in relation to CIL are acknowledged in paragraph 10.17.

8.0 CONCLUSION

- 8.1 In conclusion, whilst the principle of residential development is acceptable (and indeed a single unit has previously been approved), the proposed backland development for 5 flats is considered to be unacceptable as it would be alien to the established pattern of development and result in an unexpected and over intensive use of the site to the harm of the character and appearance of the area.
- 8.2 In accordance with the Town and Country Planning Act 1990 the Inspector is

respectfully requested to dismiss this appeal. Without prejudice to the determination of this appeal a list of recommended conditions is forwarded separately to the Planning Inspectorate.

APPENDICES

- (A) Borough Plan and Location Plan
- (B) APP/14/00673 - Two storey detached dwelling to south of existing property, with detached double carport to front and new access off Langstone Road – Approved Site Plan and Decision Notice.

Borough of Havant





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Land rear of 15 Langstone Road Havant
 Scale: 1:1250
 Printed on: 6/11/2017 at 13:58 PM

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 BOROUGH COUNCIL
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Havant
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Mr M Holman
Holman Reading Partnership llp
18 Limberline Spur
Hilsea
Portsmouth PO3 5HJ

For: Ms Jones

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/00673

Site Address: 15 Langstone Road, Havant, PO9 1RA

Proposal: Two storey detached dwelling to south of existing property, with detached double carport to front and new access off Langstone Road.

Further to your application received on 27 June 2014, which was valid from 02 July 2014, 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 begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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.
- 3 No development hereby permitted shall commence 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 brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00673

- 4 No development hereby permitted shall be commenced until a more 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 scheme shall also include details of the provision of a replacement tree to the site frontage.
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 policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to be provided have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
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.
- 6 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the submitted drawings the gate and associated pillars and walls shall not be constructed on site unless and until detailed plans and elevations including foundation details have been submitted to and approved in writing by the local planning authority.
Reason: The submitted plan and elevation are inconsistent and clarification of the design is required and to ensure that the works do not harm trees to be retained having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted nor any related site clearance shall commence until a plan and particulars 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 have been submitted to and approved in writing by the Local Planning Authority. Thereafter, 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 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be 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.
Reason: To safeguard the amenities of the locality and 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.
- 10 The windows at 1st floor level in the south facing elevation of the building 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.
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.
- 11 The building shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such 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.
- 12 The building shall not be occupied unless and until details of provision for cycle parking have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that provision is made for sustainable travel choices having due regard to policies DM11 and DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alterations to the carport hereby permitted shall be carried out without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character of the area and to ensure that adjoining trees are not harmed by the development having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan 2012 and the National Planning Policy Framework 2011.

- 14 The development hereby permitted shall not commence unless and until a full Arboricultural Impact Assessment and Arboricultural Method Statement demonstrating how the development will be carried out without harm to the trees and other vegetation to be retained on site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and to ensure the retention of important trees and hedges having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

- 15 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans and Elevations Drawing Number 8363 02 Rev B
Location Plans, Proposed Site Plan and Section Drawing Number 8363 01 Rev B
Garage (Carport) details Plans and Elevations Drawing number 8363 03 Rev A
Design and Access Statement hrp architects June 2014
Tree Survey Report CBA Trees May 2014 and Tree Survey Plan CBA10257.01 TSP

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

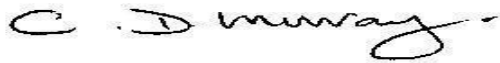
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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:

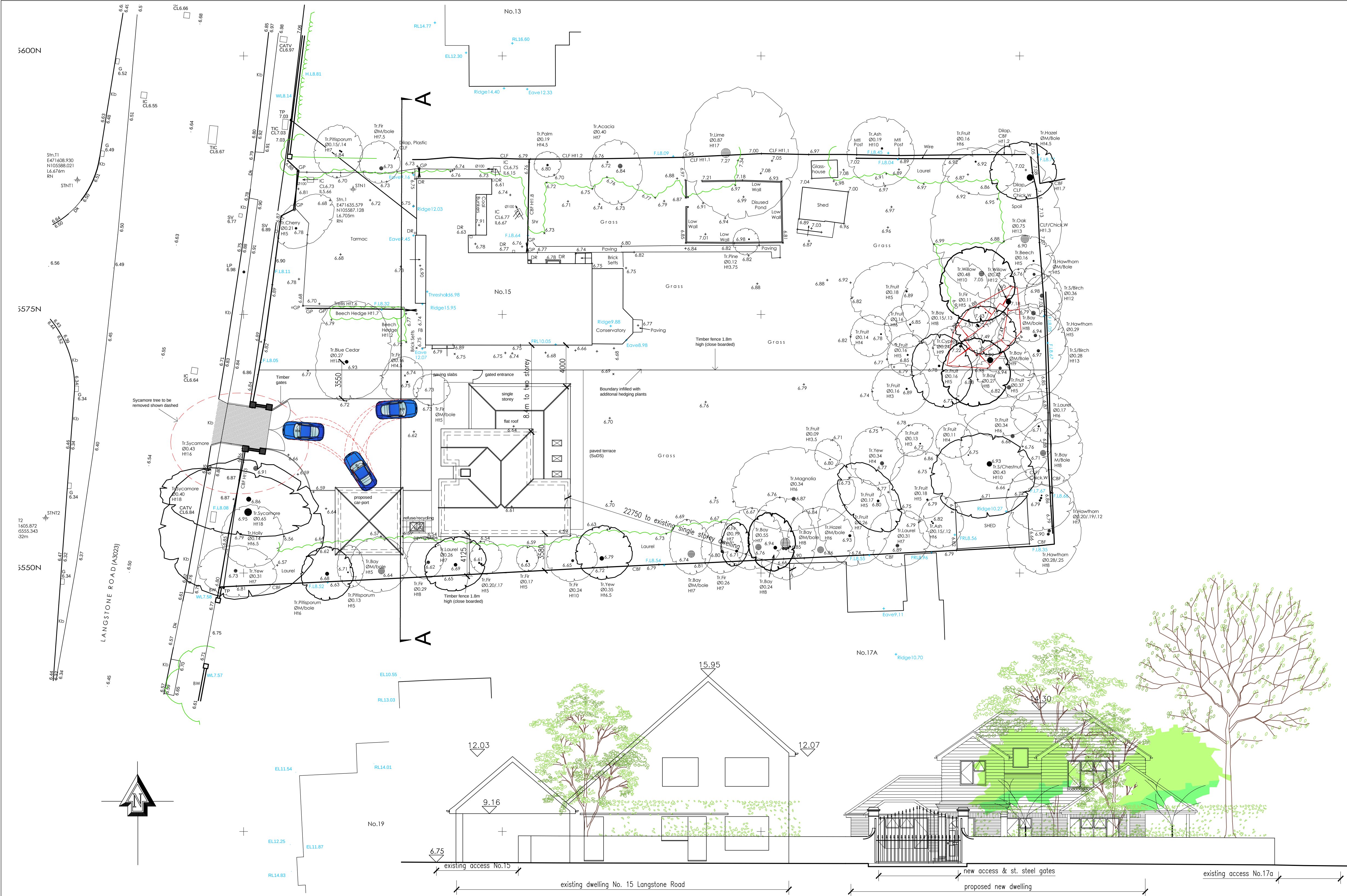
- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (5) The applicant is advised to ensure that wheel washing facilities are provided on site to ensure that mud does not transfer from the site onto the public highway in order to avoid nuisance and danger to highway safety.
- (6) The applicant is advised that hours of work in relation to demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Saturdays and not at all on Sundays and all recognised public holidays in the interests of the amenities of nearby residents.
- (7) Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.



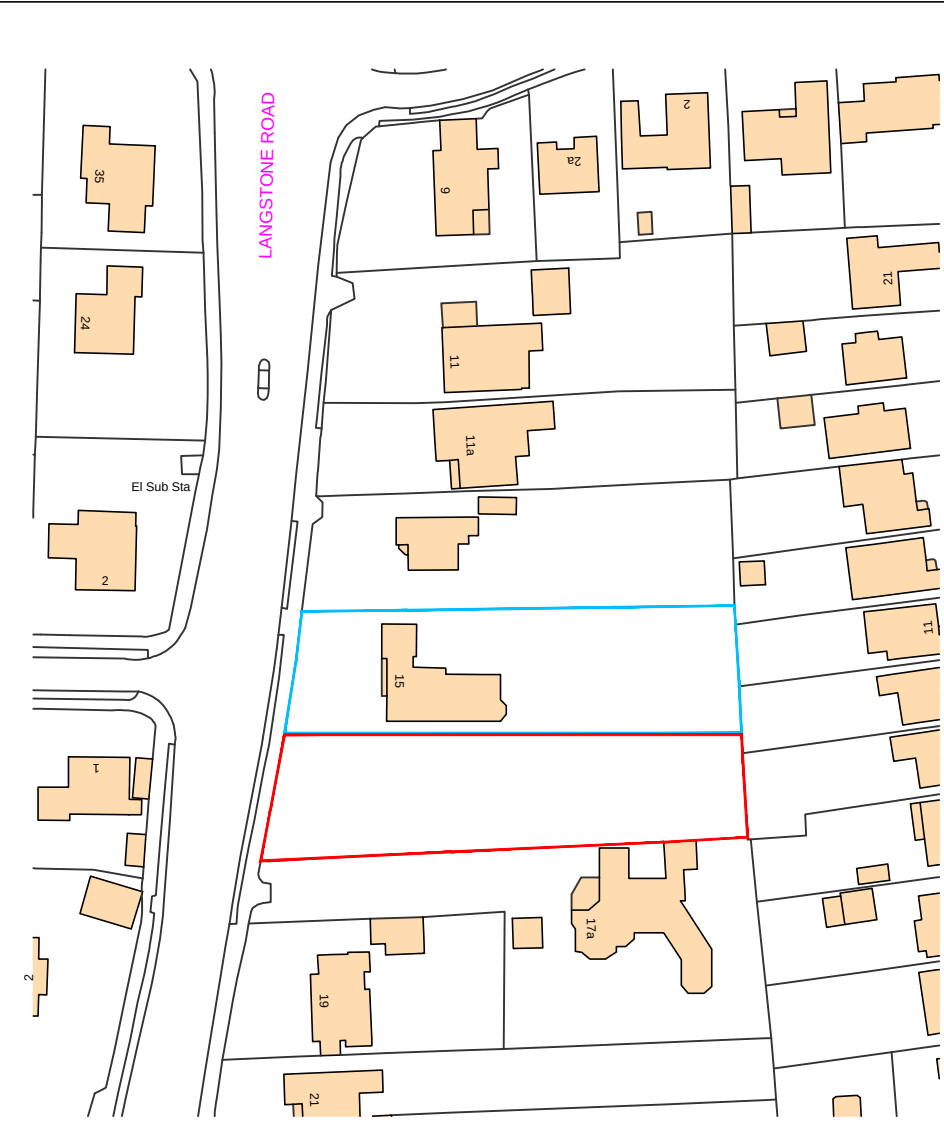
Mr Chris Murray
Service Manager (Planning Development)

19 December 2014

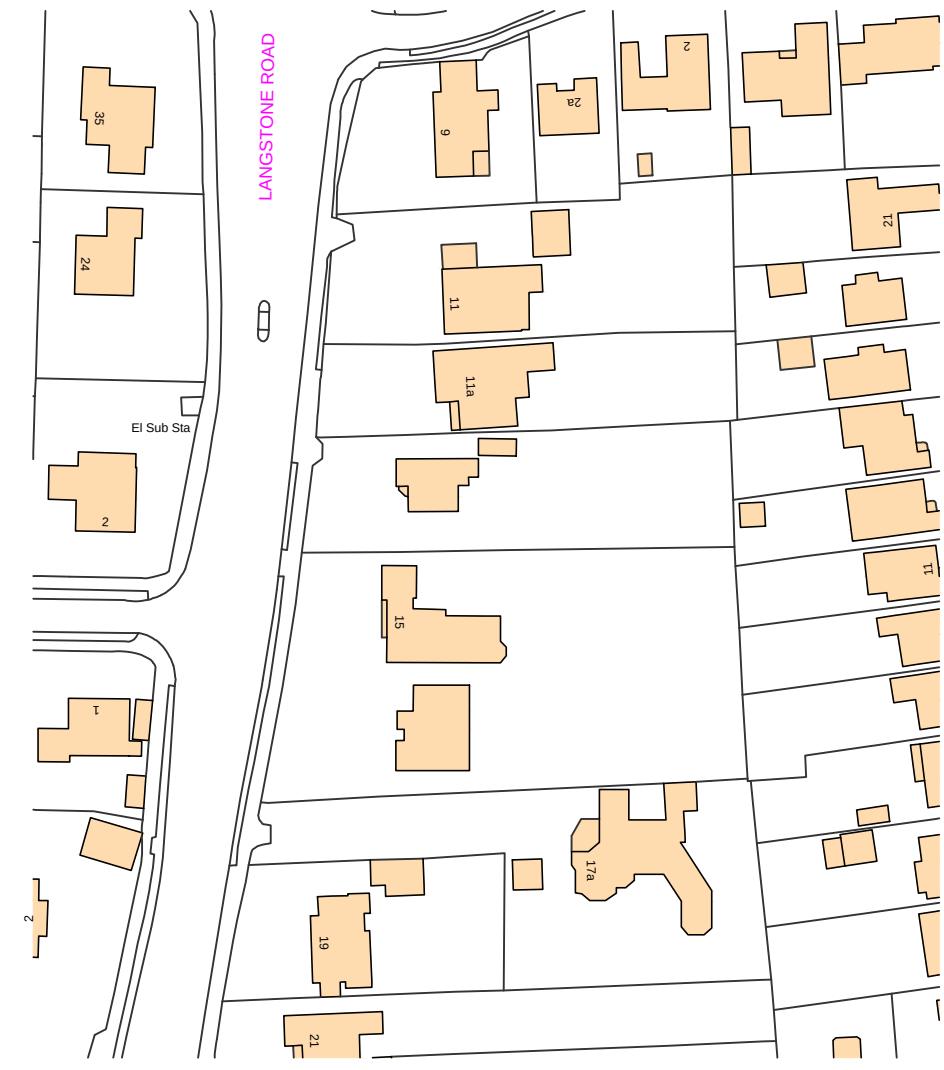


site plan scale A1 1:100, A3 1:200

section A-A (elevation) scale A1 1:100



location plan (as existing) scale A1 1:1250



location plan (as proposed) scale A1 1:1250

SCHEDULE OF ACCOMMODATION

Unit One - 4 Bed House
200m sq. (2380 sq. ft)

TOTAL NEW UNITS 1

TOTAL PARKING SPACES : min. 3 spaces

Associated refuse/recycling & bike storage facilities

revision	notes	date	drawn	check	revision	notes	date	drawn	check	client	notes
A	Amendments to layout following consultation	31.10.14	mmh								
B	Garage & dwelling position amended	12.11.14	mmh								

scale width 100mm @ a1 - 50mm @ a3

hrp

architects

holman reading partnership llp

18 Limberline Spur
hilslea, portsmouth, hampshire, po3 5hj
tel: 023 9269 1843
fax: 023 9263 9722
email: info@hrp-architects.com
website: hrp-architects.com

project	Land adjacent to 15 Langstone Road, Havant, Hampshire	drawn	date	checked	status
detail	Proposed site plan	a1 scale	May 14		Planning
		a3 scale	1:200		
					8363 -01
					rev B