



Havant
BOROUGH COUNCIL

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Mr Bone
PWP Architects Ltd
61 South Street
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For: Mr Walter

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

Application Number: APP/17/00654

Site Address: Osier Dell, Manor Road, Hayling Island, PO11 0QW

Proposal: Renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict East end to create 1No. 3 bedroom 2 storey dwelling.

Further to your application received on 19 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 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:

LOCATION & BLOCK PLAN 5384 1000

PROPOSED ROOF PLAN 5384 1101

PROPOSED GROUND FLOOR PLAN 5384 1201

PROPOSED FIRST FLOOR PLAN 5384 1203

PROPOSED FIRST FLOOR PLAN WITH OVERHEADS 5384 1204

PROPOSED AND EXISTING SOUTH ELEVATION 5384 1300

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PROPOSED AND EXISTING NORTH ELEVATION 5384 1301

PROPOSED AND EXISTING EAST ELEVATION 5384 1302

OPENING DETAIL (CASEMENT HAYLOFT) - 5384 1600

OPENING DETAIL (ENTRANCE TIMBER ASSEMBLY) 5384 1601

OPENING DETAIL (GLAZED DOOR HAYLOFT) 5384 1602

OPENING DETAIL (LOUNGE TIMBER ASSEMBLY) 5384 1603

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All new works and works of making good to the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.

- 5 No vents or flues, plumbing or pipes, other than the rainwater downpipes, shall be fixed to the external faces of the building unless agreed in writing with the Local Planning Authority.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.

- 6 A landscape management plan, including long term design objectives, details of hard and soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground construction works. The landscape management plan shall be carried out in accordance with the approved details. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Phase 1 Survey report (EcoSupport, January 2017) and Phase 2 Bat Surveys report (EcoSupport, June 2017) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently

retained and maintained.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 8 No external lighting shall be installed on the site unless details of the position, height and type of lights have been submitted to and approved in writing by the local planning authority. The external lighting shall be installed and operated in accordance with the approved scheme and no other lighting shall be installed or operated.

Reason: To prevent light pollution and in the interests of the amenity of the area and neighbouring properties in accordance with policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

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,

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

18 August 2017