

APPENDIX 1 – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

APPLICATION NUMBER APP/15/00603 - PROPERTY – 7 JAMES ROAD

SUBMISSION DATE OF APPLICATION 29TH NOVEMBER 2016 BY DARREN COOK

- Condition 5 - No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Applicant Response: Continue damp course as per building regs and building control from existing terrace houses to new build.

- Condition 6 - 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 hard surfaced 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 hard surfacing 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.

Applicant Response: Dropped kerb to both existing and new build. Impermeable tarmac drive to both frontage of both existing and new build as per number 3 James Road to allow for the parking of vehicles. Rear to existing is patio, with borders and grass. New build will be patio, borders to rear and grass. Drop kerb to both existing and new build will be impermeable tarmac to both to permit parking at the front.

- Condition 8 - No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. 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, policy DM25 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

Applicant Response: All contact with Southern Water and Portsmouth Water has been made by ourselves and Jhai Limited who have been instructed as Building Control and as such have made all the necessary commencement notifications. British Gas and Southern Electric have also been contacted.



- Condition 9 - 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, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Applicant Response: *PLG / personal vehicles will be parked on the highway as no restrictions apply. This will be monitored however and if too congested we have two allocated parking spaces for the property which can be used.*

- Condition 10 - 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.

Applicant Response: *All building materials will be delivered and stored on the property 7 James Road and new development to front garden. No materials will be stored or left on any public highway or path. The existing build is owned by ourselves.*

- Condition 11 - 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, including an proposal to subdivide the frontage of No. 7 and the new dwelling, 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 commence 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.

Applicant Response: *Frontage to both properties will be open drives, for off road parking. Existing brick wall to 5 James Road shall remain. New fence to 7B James Road to consist of concrete posts, gravel boards and fence panels 1500 mm approximately. Rear fencing to enclose new build will be concrete posts, gravel boards and fence panels to side elevation approximately 1500 mm.*

