



Havant
BOROUGH COUNCIL

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For: Mr Hussey
Oakdene Construction Ltd

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

Application Number: APP/17/00184

Site Address: Raebarn House, Hulbert Road, Waterloooville

Proposal: Proposed change of use of first floor retail area to form 8No. self contained 1 and 2 bedroom flats.

Further to your application received on 17 February 2017, which was valid from 28 April 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:

OS plan

Plans and elevations as existing W16-030/001

Plans and elevations as proposed W16-030/101 Rev A

Existing and north elevations as proposed W16-030/003 rev A

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until a detailed design & specification for appropriate fresh air ventilation systems has been submitted to, and

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approved in writing by the Local Planning Authority (the 'mitigation scheme') to protect unit no's 3,5,7 & 8 as identified on drawing number W16-030 101 Rev A from locally poor air quality.

The ventilation systems may be of active or passive design, but shall be of sufficient capacity to provide adequate ventilation to each residential unit (in accordance with the requirements of current building regulations) with all openings (windows, doors) closed.

The submitted scheme shall:

- a) Identify the position of the system air intake duct to each residential unit, to be located no closer than 15m to the carriageway of the B2150 (disregarding elevation),
- b) State the ventilation standards to be achieved (e.g. as m³/min or air changes per hour (% total volume/hr)), with reference to CIBSE & HVCA recommendations,
- c) Omit trickle vents, passive vents or extract fan outlets located within 15m of the carriageway of the B2150 (disregarding elevation), and;
- d) Have due consideration for achievable indoor noise levels, to meet BS8233 or WHO standards

All measures forming part of the approved mitigation scheme for the development shall be undertaken and fully adhered to, prior to occupation of the units.

Reason: To protect future residents from unacceptable exposure to traffic related air pollutants, and to prevent the breach of a national air quality objective at a relevant location. Having due regard to policies CS16 and DM18 of the Havant Borough Local Plan (Core Strategy) 2014, the approved development is in a position subject to both elevated ambient Nitrogen Dioxide & highly localised emissions sources, and the existing building design is likely to exacerbate locally poor air quality for residents of units on the First Floor at the Northeastern Façade in particular.

- 4 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available 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.

- 5 The external materials used in the construction of the new bike and bin store shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 6 The development hereby approved shall not be occupied until car parking spaces 5 and 6 and the cycle/bin provision shown on plan W16-030/10 Rev A have been

provided and shall thereafter be retained to serve the development hereby approved unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (5) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (6) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.
This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (7) This permission was subject to a contribution of £1450 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
- (8) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

(9) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 were updated about issues after the initial site visit

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 July 2017