



Havant
BOROUGH COUNCIL

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For: Mr Maddison

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

Application Number: APP/16/01079

Site Address: 26 The Kench, Ferry Road, Hayling Island, PO11 0DF

Proposal: Demolition of existing dwelling and erection of 1No.3 bed replacement dwelling with associated landscaping and improvement of sea defences.

Further to your application received on 17 October 2016, which was valid from 01 November 2016, 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the 2015 Order (as amended) shall be erected within the curtilage of the site, without the prior written approval of the Local

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

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A to G of the 2015 Order (as amended), shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

- 5 Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent designated sites (SSSI/SPA/Ramsar/SAC) and shall include (though not necessarily be limited to):

- Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dbAmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor (NB: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance, the Chichester & Langstone Harbours SPA, which is adjacent to the site and could be impacted by this proposal).
- In accordance with Environment Agency guidelines, all reasonable precautions shall be undertaken to ensure that no pollutants enter the water-course.
- All materials, equipment and machinery shall be stored in a designated compound, within the curtilage of the property and outside the SSSI.
- The applicant shall carry out operations in such a way as to give rise to as little damage as reasonably practical to the SSSI. This includes restricting vehicles movements within the SSSI/SPA/Ramsar/SAC to a minimum.
- All contractors working on site shall be made aware of the designation afforded Chichester & Langstone Harbours as a SSSI and be provided with a map that clearly shows its defined boundary in relation to the development site.

The development hereby permitted shall only be carried out in accordance with the approved CEMP.

Reason: To safeguard sites of acknowledged ecological importance and minimise disturbance to over-wintering birds, and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Ambiental, dated August 2016 and the following mitigation measures detailed within the FRA:

1. *Finished floor levels are set no lower than 3.5 m above Ordnance Datum (AOD).*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason To reduce the flood risk to the proposed development with respect to the existing situation by demonstrating a betterment and having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Proposed block plan - DN: 1604-P1-115
Location Plan - DN: 1604-P1-100
Proposed GF plan - DN: 1604-P1-150
Proposed elevations - DN: 1604-P1-400
Design and Access Statement

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:

- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 December 2016