



Havant
BOROUGH COUNCIL

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Mr Goodall
Advoco Planning Limited
14 Oak Hill
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For: Mr Saund
Mildren Homes

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

Application Number: APP/16/01077

Site Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.

Further to your application received on 17 October 2016, which was valid from 21 October 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 The development hereby permitted shall not commence until plans and particulars relating to the design of the road junction design with Bartons Road and the upgrading of the access road including details or any construction to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of traffic safety and having due regard to policies CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall not commence 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;

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

(iii) The provision to be made for site offices/facilities during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and facilities 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.

- 4 Prior to the occupation of the dwellings or first use of the office hereby approved, car parking and turning (including total of 36no. spaces) and cycle parking shall be provided in accordance with the approved site plan Drawing No: 14-1096-1050 C and thereafter be maintained for car and cycle parking.

Reason: To ensure an adequate level of parking and cycle parking is provided on site and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality 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.

- 6 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 any 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 and the National Planning Policy Framework.

- 7 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of the area 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.

- 8 The development hereby permitted shall not be occupied/brought into use until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to

and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

- 9 The development hereby permitted shall not commence until a detailed Arboricultural Method Statement (including details of tree protection) is submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved statement.

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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the General Permitted Development 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 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.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roofs of the dwellings hereby approved [including the addition of windows] permitted by Part 1, Class B and C of the General Permitted Development Order, as amended shall be erected/inserted without the prior written approval of the Local Planning Authority.

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.

- 12 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 General Permitted Development Order as amended shall be erected without the prior written approval of the Local Planning Authority.

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.

- 13 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 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.

- 14 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved material specification.
Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework.
- 15 The proposed surface water drainage as proposed in the approved planning permission would be to soakaways. Should this method of drainage prove to be technically unsuitable following further investigation full details of any alternative surface water drainage proposals shall be submitted to and approved in writing by the Local Planning Authority. Should an alternative drainage approach be required, the development shall be carried out in accordance with the approved details.
Reason: To ensure that acceptable drainage is provided to serve the development and to ensure that the water environment is appropriately protected from pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 The development hereby permitted shall not commence until details have been submitted to and approved in writing by the Local Planning Authority of measures to be taken to protect the retained section of boundary wall framing the courtyard. Development shall thereafter be carried out in accordance with the approved details.
Reason - To protect the architectural interest and setting of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.
- 17 The development hereby permitted shall be carried out in accordance with the following approved plans:
- 14-1096-1050 Rev C - Amended site plan
 - 14-1096-070 B - amended garage floor plans and elevations
 - 14-1096-023 - Ancillary Buildings Detail
 - 14-1096-025 - Site Location Plan
 - 14-1096-060 -plot 1 floor plans and elevations
 - 14-1096-061 -plot 2 floor plans and elevations
 - 14-1096-062 -plot 3 floor plans and elevations
 - 14-1096-063 - plot 4 floor plans and elevations
 - 14-1096-064 plot 5 floor plans and elevations
 - 14-1096-065 plot 6 floor plans and elevations
 - 14-1096-066 A - amended plot 7 floor plans and elevations
 - 14-1096-067 A - amended plot 8 floor plans and elevations
 - 14-1096 068 plot 9 floor plans and elevations
 - 14-1096-071 Boundary wall and fence details
 - 14-1096-075 Section streetscenes (part superseded)
 - 14-1096-055 Refuse route massing and active frontage (part superseded)
 - 15362-BT2 - Tree Protection Plan (part superseded)
 - FA-E-F1846.00 REV T3 - Tracking Swept Path
 - MPN EHH Rev D - Landscaping Plan
 - 14-1096-006 F - proposed floor plans - listed building

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) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity to identify the appropriate connection point for the development, please contact Southern Water 0330 303 0119 or www.southernwater.co.uk.
- (6) You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water 0330 303 0119 or www.southernwater.co.uk.
- (7) This permission was subject to a contribution of £1683.20 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

27 January 2017