

LIST OF SUGGESTED CONDITIONS

In accordance with question 22.j. of the appeal questionnaire the Local Planning Authority suggest the following conditions, these take into account the recent conditions attached under application [APP/17/00034](#) - Variation of Condition 7 of Planning Permission APP/16/00140 relating to the pedestrian gates to be added to the rear garden to provide access to the land rear of No. 72 West Street:

1 The development must be begun not later than 16 April 2019.

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:

Design, Access, Sustainability and Heritage Report

Site Plan Drwg.No 1044-131

Block Plan Drwg.No 1044-131

Existing Ground Floor Plan Drwg. No. 1044-231

Existing First and Second Floor Plans Drwg.No 1044-232

Existing Elevation Plans Drwg.No 1044-331

Existing Elevation Plans Drwg.No 1044-401

Proposed Ground Floor Plan Drwg.No 1044-431

Proposed First & Second Floor Plans Drwg.No 1044-432

Proposed site plan 1044-221B received 6th January 2017

Proposed South Elevation drwg.no 1044 532 rev B received 23 September 2016

Proposed Elevations Variation drwg.no 1044 533 rev C received 23 September 2016

Proposed Flat 2 Bed 1 drwg.no 1044 724 received 15 August 2016

Proposed Flat 2 Bed 1 drwg.no 1044 725 received 15 August 2016

Reason: - To ensure provision of a satisfactory development.

3. If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with, has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Havant Borough Local Plan (Allocations) (2014) and the National Planning Policy Framework, 2012; there is a low risk of the presence of Contamination associated with historic uses of land or buildings at the site that if present, could pose a risk to future site occupiers.

6 No part of the development shall be brought into use before the bin storage shown on the approved plan is provided and thereafter shall be kept available for this purpose.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.