



Havant
BOROUGH COUNCIL

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Mr I Murray
173 Rushdene Havant Road
Hayling Island
PO11 0LF

For: Mr & Mrs Bending and Elder

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

Application Number: APP/16/01233

Site Address: 78 Southwood Road, Hayling Island, PO11 9QF

Proposal: Removal and replacement of existing first floor storey. Cladding and render proposed to the external wall, demolition of existing garage and erection of a new garage to the front east side of the dwelling.

Further to your application received on 30 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 This permission is a mutually exclusive alternative to planning permissions Reference: APP/14/00901 dated 4th November 2014 and APP/15/00957 dated 19th October 2015 and shall not be built in combination with these consents.
Reason: To ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development shall be carried out in accordance with the approved 'Flood Risk Statement' (November 2016) and shall have Finished Floor Levels (FFL) no lower than the existing FFL (5.475m AOD) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 All materials, equipment and machinery associated with the construction of the development shall be stored in a designated compound to the north of the dwellinghouse within the curtilage of the property, the detailed location of the compound of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
The area of shingle to the south of the dwelling (towards the sea) shall be protected from incursion by construction vehicles, materials, fuels or chemicals, soil or other materials by the erection of a minimum 1.8 metres high fence to be erected directly adjacent to the existing retaining wall (approximately 3 meters from the southern elevation of the house) unless otherwise agreed in writing by the Local Planning Authority. Such fencing shall comprise a vertical and horizontal framework of scaffolding, well raced to resist impacts, supporting a minimum of 20mm exterior grade ply and shall be maintained throughout the course of the works on the site.
Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of *The Conservation of Habitats and Species Regulations (as amended)* and Section 28(l) of *the Wildlife and Countryside Act 1981 (as amended)*.
- 5 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) shall be undertaken during the bird overwintering period October to March inclusive.
Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of *The Conservation of Habitats and Species Regulations (as amended)* and Section 28(l) of *the Wildlife and Countryside Act 1981 (as amended)*.
Note: 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 beach to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.
- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the first floor extension 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 policy CS16 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 Ground and First Floor Plan: Drawing No A101V3.7
Proposed East and West Elevations Plan: Drawing No A102V3.7
Proposed North, South and Street Elevations Plan: Drawing No A103V3.7
Proposed External 3D Views Plan: Drawing No A106V3.7
Proposed Internal/External 3D Views Plan: Drawing No A105V3.7
Section Elevation Plan: Drawing No A104V3.7
Site and Location Plan: Drawing No A107V3.7
Block and Roof Plan: Drawing No A108V3.7
Garage Plan and Elevations Plan: Drawing No A109V3.7
Existing Elevations and Site Sections Plan: Drawing No A103
Existing 3D Views: Drawing No A104
Existing Floor Plans. Revised and received via email 13.01.17: Drawing No A101

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 were updated about issues after the initial site visit,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The owner is advised to sign up for the EA flood warning service which will provide accurate and regular warnings of any events putting the property at risk. It is also recommended that the owner produces an evacuation plan with details of actions to undertake in the event of a flood. Information is available through the Environment Agencies website. Alternatively contact the ESCP at info@escp.org.uk for more information.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

15 February 2017

