

APPEAL BY Mr Norris AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR (Erection of a two car garage with dormer window and storage room over to the area to the garden area to the front of the house at 27A Queens Road; construction of access driveway to the garages coming off the existing spine roadway serving the house).

List of Suggested Conditions

Notwithstanding the LPA's continuing objection to the proposal, if the Inspector is minded to grant the development the following conditions are recommended.

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. All works shall be carried out in strict accordance with the Arboricultural Impact Assessment/Statement and Arboricultural Method Statement dated 12th June 2021 written by Martin Dobson Associated and Tree Protection Plan dated June 2021
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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3. Protective measures, including fencing and ground provision, in accordance with the Arboricultural Impact Assessment/Statement and Arboricultural Method Statement dated 12th June 2021 written by Martin Dobson Associates and Tree Protection Plan dated June 2021 shall be installed prior to any demolition, construction or groundwork commencing on the site.
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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. The external materials used shall be as indicated on the submitted forms and hereby approved plans as stipulated in the submitted application form or 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.

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

Block and location plans uploaded on the 18.10.2021

Location plan uploaded on the 29.10.2021

MJN/MJN/2021/1 REV A Proposed floor plans , north and west elevations

MJN/MJN/2021/2 Site location plan and plan

MJN/MJN/2021/3 Site profile , gradient and street views

MJN/MJN/2021/5 Rear and side elevations

Tree constraints plan uploaded on the 18.10.2021

Tree survey/AIA uploaded on the 18.10.2021

Tree protection plan uploaded on the 18.10.2021

Proposed site plan uploaded on the 29.10.2021
Application form uploaded on the 18.10.2021

Reason: - To ensure provision of a satisfactory development.

Details of piling method to be agreed with the local planning authority prior to commencement of development.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.