



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Poikans
6 New Brighton Road
Emsworth
PO10 7PS

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

Application Number: APP/15/00918

Site Address: Land south of 8 New Brighton Road, Emsworth, PO10 7PS

Proposal: **Erection of 1 detached 3 bed house with access from private drive.**

Further to your application received on 20 August 2015, 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall be as indicated on the submitted details or to match in type, colour and texture those on the adjacent dwellings at 4 - 8 New Brighton Road, unless otherwise first agreed in writing with the Local Planning Authority.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning, Design and Access Statement dated 18 August 2015
Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2015 and Tree Protection Plan Final
Transport Statement by C M Veasey dated May 2015 and Proposed Access Improvements Plan Figure 6
Flood Risk Statement Report Number YE2198 by Your Environment dated 24th August 2015
Stage 1 Desktop Study and Walkover Survey Report YE2196 dated August 2015
1:1250 Site location plan

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1:500 Site layout plan Drawing Number 102/01
 1:500 Site layout plan Drawing Number 102/02
 1:200 Site layout plan Drawing Number 102/03
 1:200 Surface & Foul Drainage plan Drawing Number 102/04
 1:100 Ground floor plan Drawing Number 102/10
 1:100 First floor plan Drawing Number 102/11
 1:100 Roof plan Drawing Number 102/12
 1:100 West elevation plan Drawing Number 102/05
 1:100 South elevation plan Drawing Number 102/06
 1:100 East elevation plan Drawing Number 102/07
 1:100 North elevation plan Drawing Number 102/08
 1:100 Section A-A plan Drawing Number 102/09

Reason: - To ensure provision of a satisfactory development.

- 4 All works to trees, including provision of protective fencing, shall be undertaken in strict compliance with the submitted Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2015 and accompanying plan Job Ref: AIA/AMS-KC/newbright/002 Final.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The driveway serving the hereby approved dwelling shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition.

Reason: To protect adjacent trees and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy), policy DM25 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.

- 7 The dwelling hereby permitted shall not be occupied before the proposed extension of the dropped kerb and access carriage way width enlargement are constructed and laid out in accordance with the approved details shown on 'Proposed Access Improvements Figure 6' of the submitted Transport Statement May 2015.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development shall not be brought into use until a minimum of 2 parking spaces and the secure cycle storage shown on the layout plans have been provided within the curtilage of the dwelling hereby approved and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby approved shall not be brought into use until the dwellings hereby permitted have been insulated against road traffic noise in accordance with the submitted details contained in the Design and Access Statement, i.e. specialist acoustic glazed windows and acoustic insulation to external walls and roofs and thereafter maintained as such in perpetuity. Any variation to this shall first be agreed in writing with the Local Planning Authority.

Reason: To ensure that the dwellings are adequately sound proofed in the interests of the amenities of the future occupants having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 If, during development, contamination not previously identified on site is found to be present, works in the affected area must cease, and no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D, E, F of the 2015 Order, other than the hereby approved cycle shed, shall be erected within the curtilage of the dwellinghouse hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the protection of the trees on site and the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 12 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed building and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In order to ensure the hereby approved dwelling is set at an appropriate level, in the interests of the visual amenity of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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) **Hours of Work:** You are requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank/Public Holiday, nor on any other day except between the following times: Monday to Friday 0800 to 1800 and Saturday 0100 to 1300. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (6) With respect to surface water drainage, you are advised that the disposal ditch is beyond the application site boundary and part of the A27 infrastructure. Accordingly, prior to connecting to this ditch you will need the consent of Highways England www.highways.gov.uk/highways-england
- (7) This permission pertains to the construction of a single family dwelling. Any future subdivision into two dwellings would be a breach of planning control requiring a separate planning permission. Given the Woodland Trees Preservation Order limiting the useable amenity space for future occupiers it is considered unlikely that its subdivision would be acceptable.
- (8) This permission was subject to a contribution of £202.70 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

02 October 2015