



Havant
BOROUGH COUNCIL

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Mr Pike
Pike Planning
2 St Helen's Close
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For: Ms Wilson

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

Application Number: APP/16/00383

Site Address: 42 Sinah Lane, Hayling Island, PO11 0HH

Proposal: Construction of 1No.4 bedroom dwelling in rear garden and new vehicular access to Sinah Lane following alterations to existing boundary wall.

Further to your application received on 14 April 2016, which was valid from 22 April 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 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 building 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 No part of the development hereby permitted shall be first occupied until details of landscaping works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the new hedge that is proposed to define the boundary of the existing dwelling. The planting shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No part of the development hereby permitted shall be occupied until details of 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 and the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.
- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, outbuildings, means of enclosure, windows or doors shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and 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.
- 7 No above ground construction works shall take place until full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and 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.

- 8 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.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan drwg.no PL_01_Rev P1 received 8 June 2016
Proposed Block Plan drwg.no PL_03_Rev P1 received 8 June 2016
Existing and Proposed Site Section drwg.no PL_04 received 22 April 2016
Proposed Ground Floor Plan drwg.no PL_05 received 22 April 2016
Proposed Roof Plan drwg.no PL_06 received 22 April 2016
Existing and Proposed Levels Plan received 22 April 2016
Proposed Elevations South, Garage and House drwg.no PL_07 received 22 April 2016
Proposed Elevations East, Garage and House drwg.no PL_08 received 22 April 2016
Proposed Elevations North, External and Courtyard drwg.no PL_09 received 22 April 2016
Proposed Elevations West.no PL_10 received 22 April 2016
Proposed Elevations South Courtyard drwg.no PL_11 received 22 April 2016
Proposed Section looking East drwg.no PL_12 received 22 April 2016
Arboricultural Report and Tree Constraints Plan compiled by Tim Pike submitted 22 April 2016
Ecology Report ref EcIA/JF/PD submitted 22 April 2016
Ecology Mitigation Statement ref 16.0284 submitted 22 April 2016
Flood Risk Assessment submitted 22 April 2016
Design and Access Statement Submitted 22 April 2016
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.
- (1) 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

17 June 2016