



Havant
BOROUGH COUNCIL

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Mrs S Collins
Foreman Homes
Unit 1 Station Industrial Park
Duncan Road
Park Gate
Southampton
SO31 1BX

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

Application Number: APP/16/00380

Site Address: Land South of, Ranelagh Road, Havant

Proposal: Variation of Condition 43 of Planning Permission APP/12/00772 to enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76 now Plot 3).

Further to your application received on 14 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 Notwithstanding the submitted plans the development hereby permitted shall be carried out and completed in accordance with details approved subject to the discharge of the following planning conditions imposed in relation to planning permission APP/12/00772:
 - Condition 2 (Roads and Footways)
 - Condition 4 (Foul Drainage)
 - Condition 5 (Surface Water Drainage)
 - Condition 6 (Contamination)
 - Condition 7 (Verification Report)
 - Condition 8 (Contamination not previously identified)
 - Condition 9 (Piling)
 - Condition 10 (Underground services in relation to trees)
 - Condition 11 (Building Materials)
 - Condition 12 (Surfacing Materials)
 - Condition 14 (Glazing Noise)
 - Condition 17 (Screen Planting)
 - Condition 19 (Landscape management)
 - Condition 21 (Tree/Hedge Protection)

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Condition 23 (Construction Management)
Condition 24 (Refuse)
Condition 40 (Meyrick Road Open Space)
Condition 41 (Sewer Protection)

Reason: To ensure that the development is acceptable in relation to the above matters having due regard to the policies of the Development Plan and the National Planning Policy Framework.

- 2 No dwelling hereby permitted shall be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, the garages hereby permitted shall be provided and at all times retained for the parking of vehicles unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking remains available 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.

- 4 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 and E of the 1995 Order, as amended, shall be erected within the curtilage of Plots 1 (formerly Plot 16), Plot 2 (formerly Plot 71) and Plot 3 (formerly Plot 76) without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character of the development and the amenities 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.

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

Proposed Site Plan and Location Plan Drawing No. 14.071B.01 Rev B

Plot 1 Floor Plans, Elevations Drawing No. 14.074B.03

Plot 2 Floor Plans, Elevations Drawing No. 14.074B.04 Rev A

Plot 3 Floor Plans, Elevations Drawing No. 14.074B.05 Rev A

Garage Floor Plan & Elevations Drawing No. 14.074B.06

Landscape Proposals Drawing No. FOR20288 11 C

External Works Drawing No. 14-2260-620B Version P1

Email dated 1st July 2016 from Foreman Homes (Boundary treatment)

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

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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 Development Control 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 were updated about issues after the initial site visit.
- (2) This permission was granted subject to a Deed of Variation to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 30 July 2013 in respect of Planning Application APP/12/00772.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

16 September 2016