



Havant
BOROUGH COUNCIL

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For:

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

Application Number: APP/16/00149

Site Address: 27 London Road, Cowplain, Waterlooville, PO8 8DF

Proposal: Change of use and subdivision of ground floor to provide two class a1 retail units including change of use of first floor to provide 3 x one bed flats and single storey rear extension to accommodate cycle storage and refuse/recycling storage.

Further to your application received on 11 February 2016 (which was valid from 18 February 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 Compulsary Purchase Act 2004.
- 2 Prior to the occupation of the first floor dwellings hereby permitted the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, shall meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels, especially road traffic noise from London Road or the use of the ground floor as a dance fitness studio (should this permission not be implemented in full) having due regard to policies CS16 and DM10 of the Havant

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- 3 The car parking and secure cycle storage shown on Drawing Number 8510 -02 Rev A shall be provided prior to the occupation of the first floor flats and maintained for the use of the occupants of the flats unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking and cycle parking is available to residents in the interests of amenity and to encourage the use of sustainable transport options having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy), Havant Borough Residential Parking and Cycle Provision SPD 2010 and the National Planning Policy Framework.

- 4 The external materials used 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:

Planning Statement Including Design & Access Statement dated 5th February 2016
Site, Location, Existing plans & elevations Drawing No. 8510 - 01 Rev A
Proposed Plans and Elevations Drawing No. 8510 - 02 Rev A

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 were updated about issues after the initial site visit.

(2) **Informatives:**

Regarding Hours of Work:

You are hereby 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: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If

you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

- (3) This permission was subject to a contribution of £522 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

- (4) The applicant is advised of the Consultation Response from Southern Water which can be viewed on the Councils Website via the following link:

<https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?>

In particular Southern Water advise that it appears that the proposed extension is to be built over a public foul sewer crossing the site; a formal application to build over the sewer will be required to be submitted to Southern Water by the applicant.

In addition Southern Water provide advice about sewer diversion and state:

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk .

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

14 April 2016