

Mr M Royaltan-Kisch
Arcus Consulting LLP
Unit 2
Beckford Building
Heritage Lane
West Hampstead, London
NW6 2AQ

For: Mr. Leggatt
Clarion Housing

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

Application Number: APP/20/00855

Site Address: The Beeches, 1 Villa Gardens, Waterlooville

Proposal: Provision of new polycarbonate glazed canopies to front and lounge entrances. Provision of 2 No new polycarbonate glazed scooter shelters within front entrance yard. Creation of new car park to rear of site with bollard lighting (part retrospective).

Further to your application received on 17 September 2020, which was valid from 27 October 2020 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.118 Proposed Parking Lighting Layout
Additional information LED bollard spec
Arboricultural additional impact letter dated 1st March 2021 uploaded on the

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Drawing No. 100 REV A Block plan

Drawing No. 001 Rev A Location plan uploaded on the 22.10.2020

Drawing No. 113 REV A Proposed first floor plan

Drawing No. 123 REV A Proposed NW and SW elevations

Drawing No. 1-01 Canopy layout and section details

Drawing No. 2-01 Canopy layout and section details

Drawing No. 124 Proposed NE and SE elevations

Scooter shelter details uploaded on the 05.10.2020

Arboricultural Impact report dated 07.09.2020 uploaded on the 05.10.2020

Reason: To ensure provision of a satisfactory development.

- 3 Within 3 months of the date of this permission details of measures to prevent light pollution from the car park lighting shall be submitted to the Local Planning Authority. The mitigation measures shall be installed / operated and maintained in accordance with the approved scheme within 6 months of this permission and no other lighting shall be installed or operated in the parking area.

Reason: To prevent light pollution and in the interests of ecology and the amenity of the area and neighbouring properties in accordance with policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 Should either of the Lime trees subject to Tree Preservation Orders located to the south and east of the car park which forms part of this permission move into decline within the next 10 years of the date of this permission they shall be replaced with semi mature trees of the same species by the owner of the site in a position to be approved in writing by the Local Planning Authority.

Reason: To safeguard the presence of important trees and protect the amenities of the locality having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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 38-50 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,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that Bats are protected under the Wildlife and Countryside Act (1981) and Conservation Regulations (see Appendix 4 for a summary of legislation protecting bats in the UK). Legislation protects all wild birds whilst they are breeding, and prohibits the killing, injuring or taking of any wild bird or their nests and eggs. Certain species of bird, are subject to special provisions; it is an offence to disturb any bird or their young during the breeding season.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

16 June 2021

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

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IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

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For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571