



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 Tyrrell
MTA Architects Ltd
The Boat House
1 Admiralty Cottages
Fort Road
Gosport
PO12 2AP

For: Mr Bending

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/14/00901

Site Address: 78 Southwood Road, Hayling Island, PO11 9QF

Proposal: Demolition of existing detached 4 bed chalet bungalow and erection of 1No. 4 bed house with integral garage at lower ground level, rear first floor terrace and associated parking and landscaping.

Further to your application received on 01 September 2014 (which was valid from 09 September 2014) 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 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the window frames, and balcony/terrace detailing have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00901

- 3 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the site 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.
- 4 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall be carried out in accordance with the submitted Flood Risk Assessment compiled by Betts Associates, reference FRA 259 dated May 2014. All measures to reduce the risk of flooding shall be fully implemented prior to occupation of the new building hereby permitted.
Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 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.

- 7 All materials, equipment and machinery associated with the development shall be stored in a designated compound in the front of the site within the curtilage of the property, the detailed location of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The area described as shingle and stone/shingle on the submitted Topographical Survey shall be protected by a minimum 2.4 metres high fence to be erected directly adjacent to the 0.3m block wall as shown on approved plan EX01 received 2 September 2014. Such fencing shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply and shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
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)*.

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

Design and Access Statement

Flood Risk Assessment 2 June 2014

EX 01 Topographical Survey

3369/SP01C Proposed Site Layout Plan, Location and Block Plans

3369/04C Proposed Lower Ground and Roof Plans

3369/03C Proposed Elevations

3369/02C 3D Model Perspective Views

3369/01C Proposed Ground and First Floor Plans and Section

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.
- (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,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) Your attention is drawn to the provisions of the Conservation (Natural Habitats &c) Regulations 1994 as amended which makes it an offence to deliberately capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal.

Our Ref: APP/14/00901

- (6) The owner is advised to sign up for the EA flood warning service which will provide accurate and regular warnings of any events putting the property at risk. It is also recommended that the owner produces an evacuation plan with details of actions to undertake in the event of a flood. Information is available through the Environment Agencies website. Alternatively contact the ESCP at info@escp.org.uk for more information.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

04 November 2014