



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 Knappett
Bryan Jezeph Consultancy
The Gallery
3 South Street
Titchfield
Fareham
PO14 4DL

For: Wilson House Ltd

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

Application Number: APP/15/00017

Site Address: 71 Stakes Hill Road, Waterloo, PO7 7BH

Proposal: Erection of 1 No. 4 bed dwelling and detached carport. New access onto Stakes Hill Road.

Further to your application received on 24 December 2014, which was valid from 24 February 2015, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
1663 LO1 B (Location Plan)
1663-01e (Proposed Site Layout)
1663-02c (Proposed Plans)
1663-03b (Proposed Elevations - Front (North) and Side (East))
1663-04b (Proposed Elevations - Rear (South) and Side (West))
1663-05 (Proposed Site Section to West)
1663-50 (Proposed Double Car Port)
Reason: - To ensure provision of a satisfactory development.

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- 3 Notwithstanding the requirements of Condition 2, no development other than the provision of foundations and underground services shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes)., have been submitted to, and approved in writing by the local planning authority.
Reason: To ensure the appearance of the development is satisfactory, to ensure the materials and finishes to be used are appropriate for a building which forms an important component of the setting of 71 Stakes Hill Road, a statutory listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the requirements of Condition 2, a sample panel of flintwork and pointing shall be constructed on site with accompanying specification for approval by the Local Planning Authority in writing, before the development hereby permitted, with the exception of the provision of foundations and underground services, is commenced. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.
Reason: To ensure the materials and finishes are to an appropriate standard to reflect the high quality of craftsmanship used in traditional flint construction and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the requirements of Condition 2, no work, other than the provision of foundations and underground services, shall start on site until the following information and details have been submitted to and approved in writing by the Local Planning Authority:
Manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile;
The works shall be carried out in full accordance with the approved details and shall be retained thereafter.
Reason: To ensure an appropriate well proportioned design that sits tight in the roof plane and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the requirements of Condition 2, no development other than the provision of foundations and underground services, hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Notwithstanding the requirements of Condition 2, no development, other than the provision of foundations and underground services, hereby permitted shall commence until 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. The development hereby permitted shall not be brought into use until 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Notwithstanding the requirements of Condition 2, no development, other than the provision of foundations and underground services, hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The development shall not be brought into use until a minimum of three car parking and two cycle parking 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.
- 11 The turning space in front of the dwellinghouse shall be constructed in accordance with drawing 1663-01e, to enable vehicles to enter and leave in a forward gear, and shall be maintained and kept available for that purpose at all times.
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.

- 12 Notwithstanding the requirements of Condition 2, the development shall not be brought into use until the access to the site has been constructed to a width of 3 metres. This minimum width of access shall thereafter be maintained at all times.
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.
- 13 All glazed parts of all the rooflights at first floor level in the western side elevation of the building shall at all times be at least 1.7 metres above the internal first floor level and glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 A detailed Method Statement relating to trees, inclusive of protection measures and a schedule of arboricultural expert site supervision and monitoring, shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. All approved measures shall be undertaken and fully adhered to at all times whilst development implementation is in progress. If any tree is nevertheless seriously damaged during development, it shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 15 The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures detailed within the Extended Phase 1 Ecological Assessment (ECOSA, July 2014) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of fauna and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and natural features and having due regard to Policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved, including the addition of dormer or other windows or solar panels to the west elevation roof, shall be carried out without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and the setting of the nearby listed building and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 18 Notwithstanding the requirements of Conditions 6 and 13, the proposed access to the site shall be no wider than 3 metres and the existing hedges to the south and western boundaries of the site shall be maintained at a height of at least 1.8 metres at all times for the first 5 years following commencement of the development hereby approved. Any part of the hedges that dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season
Reason: To ensure the appearance of the development is satisfactory, in the interest of neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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.

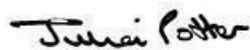
- (1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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,
- You were updated about issues after the initial site visit and consultation responses.

- (2) No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993
- (3) No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times: Monday to Friday: 8.00am to 6.00pm; Saturday: 8.00am to 1.00pm.
- (4) Deliveries shall only be taken at the site between the hours of 7.00am to 8.00pm Monday to Friday and 7.00am to 7.00pm Saturdays and not at all on Sundays and recognised public Holidays.
- (5) All rights of private or public access to any part of the application site or any adjoining or adjacent land should be maintained at all times, including during the construction of the development.



Julia Potter
Executive Head - Economy and Planning

20 April 2015