

REF: APP/X1735/W/16/3159212

LPA REF: APP/15/01414

LIST OF SUGGESTED 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. No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and the amenities of the adjoining residential property having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3. No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority: (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development; (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development. Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. 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.

5. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration or outbuilding other than hereby permitted shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To ensure that outdoor amenity space is maintained in the interests of amenity and to prevent overdevelopment of this restricted site having due regard to policy CS16 of Havant Borough Local Plan, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

8. The car parking, servicing and cycle parking arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Parking SPD and the National Planning Policy Framework.

9. No development hereby permitted shall be commenced above ground level 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement dated 10th November 2015

Energy Statement for Proposed dwelling

Existing Location and Block Plans Drawing No. E001 received 17th June 2016

Proposed Location & Block Plans Drawing No. P001 received 17th June 2016

Proposed Elevations Drawing No. P002 received 17th June 2016

Proposed Detailed Elevation North Drawing No. P003 received 17th June 2016

Proposed Detailed Elevations East Drawing No. P004 received 17th June 2016

Proposed Detailed Elevation South Drawing No. P005 received 17th June 2016

Proposed Detailed Elevation West Drawing No. P006 received 17th June 2016

Proposed CGI Perspectives North Drawing No. P007.1 received 17th June 2016

Proposed CGI Perspectives South Drawing No. P007.2 received 17th June 2016
Street Scene Front and Rear Proposed CGI Perspectives North Drawing No. P008 received 17th June 2016
Proposed Floor & Roof Plans Proposed CGI Perspectives North Drawing No. P009 received 17th June 2016
Proposed Site Plan Drawing No. P010 received 17th June 2016
Proposed Floor Plans For Dwelling 1 Drawing No. P011 received 17th June 2016
Proposed Floor Plans For Dwelling 2 Drawing No. P012 received 17th June 2016
Proposed Sections Drawing No. P013 received 17th June 2016
45 Degree Test Drawing No. P014 received 17th June 2016

Reason: - To ensure provision of a satisfactory development.