



APPEAL BY MR O WEST AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT OUTLINE PLANNING PERMISSION FOR A PROPOSED 4 BED END OF TERRACE DWELLING ON LAND ADJACENT 50 SOUTHFIELD WALK, HAVANT, PO9 4HY

Planning Inspectorate Reference: APP/X1735/W/15/3134698

LPA Ref: APP/15/00510

List of suggested conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this outline planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 Approval of the details of the scale, layout and appearance of the proposed development, the means of access thereto and the landscaping of the site (the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development.
- 4 No development hereby permitted shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floor of the proposed dwelling and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
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 National Planning Policy Framework, March 2012.
- 5 No development 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 dwelling 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The dwelling hereby permitted shall not be brought into use until a minimum of 3 car parking and 3 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 National Planning Policy Framework, March 2012.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In order to ensure that acceptable levels of private amenity space remain for the new dwelling, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plan:
- PTL1900 - 01 Location Plan
- Reason:** - To ensure provision of a satisfactory development.