



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

Mrs M Millers
8 New Brighton Road
Emsworth
PO10 7PS

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

Application Number: APP/15/00638

Site Address: Land southwest of 8 New Brighton Road, Emsworth, PO10 7PS

Proposal: Construction of 1No. detached 3 bed house and 2No. semi-detached 3 bed houses with integral garages with access from private drive.

Further to your application received on 09 June 2015, which was valid from 18 June 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 external materials to be used shall be as indicated on the submitted details or to match in type, colour and texture those on the adjacent dwellings at 4 - 8 New Brighton Road, unless otherwise first agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Planning, Design and Access Statement dated 8 June 2015
Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2015 and Tree Protection Plan Final
Transport Statement by C M Veasey dated May 2015 and Proposed Access Improvements Plan Figure 6
1:1250 Site Location Plan
Site Layout Plan 1:500 Drawing No 101/12 Rev A received 11/08/2015
Site Layout Plan 1:200 Drawing No 101/13 Rev A received 11/08/2015

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Surface & Foul Drainage Plan 1:200 Drawing No 101/15
 Panorama View Sketch 1:200 Drawing No 101/14
 Plot 1 GF & FF Floor Layout Plan 1:100 Drawing No 101/10
 Plot 1 East/North Elevation 1:100 Drawing No 101/07
 Plot 1 South/West Elevation 1:100 Drawing No 101/08
 Plot 1 Roof Plan 1:100 Drawing No 101/11
 Plot 1 Section A-A 1:100 Drawing No 101/09
 Plot 2 & 3 Ground Floor Layout Plan 1:100 Drawing No 101/04
 Plot 2 & 3 First Floor Layout Plan 1:100 Drawing No 101/05
 Plot 2 & 3 East/South Elevation 1:100 Drawing No 101/01
 Plot 2 & 3 West/North Elevation 1:100 Drawing No 101/02
 Plot 2 & 3 Roof Plan 1:100 Drawing No 101/06
 Plot 2 & 3 Section A-A 1:100 Drawing No 101/03
Reason: - To ensure provision of a satisfactory development.

- 4 All works to trees, including provision of protective fencing, shall be undertaken in strict compliance with the submitted Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2015 and accompanying plan Job Ref: AIA/AMS-KC/newbright/002 Final.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The driveways serving all 3 dwellings shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition.
Reason: To protect adjacent trees and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy), policy DM25 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.
- 7 The dwellings hereby permitted shall not be occupied before the proposed extension of the dropped kerb and access carriageway width enlargement are constructed and laid out in accordance with the approved details shown on 'Proposed Access Improvements Figure 6'.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of each dwelling hereby approved and thereafter all of those spaces kept available for such purposes. In addition the hereby approved secure cycle storage shed for Plot 1, shown on Site Layout Plan Drawing No 101/13 Rev A and 101/12 Rev A received on 11/08/2015, shall be provided prior to the first occupation of that dwelling and thereafter 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.

- 9 The integral garages hereby permitted shall be retained and kept available for the parking of cars and cycles at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The development hereby approved shall not be brought into use until the dwellings hereby permitted have been insulated against the emission of noise in accordance with the submitted details contained in the Design and Access Statement, i.e. acoustic triple glazed windows and acoustic insulation to external walls and roofs and thereafter maintained as such in perpetuity. Any variation to this shall first be agreed in writing with the Local Planning Authority.
Reason: To ensure that the dwellings are adequately sound proofed in the interests of the amenities of the future occupants having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 No development hereby permitted shall commence on site until a Flood Risk Statement explaining how the surface water will be managed and the approximate quantities involved for the 1 in 1 year, 1 in 30, 1 in 100 and 1 in 100 with 30% climate change has been submitted for approval by the Local Planning Authority. Should that FRS highlight the need for any additional on site drainage works beyond that shown on drawing No 101/15, or provision of Sustainable Drainage Systems, then details shall be submitted to and agreed with the Local Planning Authority prior to the commencement of development on site. 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, DM25 of the Havant Borough Publications Local Plan (Allocations) and the National Planning Policy Framework 2012
- 12 Prior to the commencement of any specific phase of development hereby approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:
1. A desk study &/or site walkover survey identifying:
 - ☐ All previous uses,
 - ☐ potential contaminants associated with those uses,
 - ☐ a conceptual model of the site indicating sources, pathways and receptors, and
 - ☐ a summary of potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme based on (1), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.
 3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
All elements shall be adhered to unless agreed in writing by the Local Planning Authority.
Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.
- 13 No occupation of any of the hereby approved dwellings shall take place until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a “long-term monitoring and maintenance plan”), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved.
Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.
- 14 If, during development, contamination not previously identified on site is found to be present, works in the affected area must cease, and no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.
Reason: Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework 2012.
- 15 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the first floor of the north elevation of Plot 3 without the prior written approval of the Local Planning Authority.
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.

- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D, E, F of the 2015 Order, other than the hereby approved cycle shed for Plot 1, shall be erected within the curtilage of the dwellinghouses hereby permitted without the prior written approval of the Local Planning Authority.
Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the protection of the trees on site and the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.
- 17 The laurel hedge to be provided as frontage boundary treatment to plots 1 - 3 shall be completed within 6 months from the first occupation of each dwelling, or by any other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development 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,
- Your application was acceptable as submitted and no further assistance was required.

- (2) **Hours of Work:** You are requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank/Public Holiday, nor on any other day except between the following times: Monday to Friday 0800 to 1800 and Saturday 0100 to 1300. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (3) **Bonfires:** You are requested to ensure that no bonfires take place on this site, during any phase of the operation (i.e. demolition, excavation, clearance and construction works). If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (4) With respect to condition 11 above, you are advised that the surface water disposal ditch is beyond the application site boundary and part of the A27 infrastructure. Accordingly, prior to connecting to this ditch you will need the consent of Highways England www.highways.gov.uk/highways-england
- (5) This permission was granted in accordance with Policy DM24 of the Allocations Plan with the appropriate financial contribution having been made to the Solent Disturbance Mitigation Project.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

13 August 2015

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