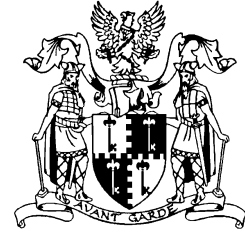


HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)



**APPEAL BY MRS J FARMER AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL
TO REFUSE TO GRANT PLANNING PERMISSION FOR CONSTRUCTION OF 1NO. 4 BED
DETACHED HOUSE AT 53 SOUTHWOOD ROAD, HAYLING ISLAND, HAMPSHIRE PO11
9PT**

Planning Inspectorate Reference: APP/X1735/W/15/3025963

LPA REF: APP/15/00008

List of recommended 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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed building 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 area and adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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.

- 4 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, the adjacent SPA) shall be undertaken during the bird overwintering period (i.e. October to March inclusive) without the prior written approval of the Local Planning Authority in consultation with Natural England.
Reason: To protect the ecologically sensitive habitat adjacent to the site, to accord with the advice of Natural England, and having due regard to Policy

CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material, machinery and equipment storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To protect the ecologically sensitive habitat adjacent to the site, to accord with the advice of Natural England, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 The development hereby approved shall be carried out in strict accordance with the provisions of the submitted Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan Rev;0 (Job no: MJC-15-0113) dated 27th January 2015.
Reason: To ensure that protected trees adjacent to the site are adequately protected from damage to health and stability throughout the construction period in the interests of amenity 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.
- 7 The development hereby approved shall be constructed in accordance with the submitted Flood Risk Assessment dated 02/01/2015.
Reason: To minimise the risk of flooding to the property and adjoining properties, and having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.
- 8 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
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.
- 9 The development shall not be brought into use until space for the parking of cars and cycles has been provided within the site in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.
- 10 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan 53SOU-15REVD Drawing No. 01
Proposed Elevations 53SOU-14 A101
Floor Plans 53SOU-14 A102

Exterior 53SOU-14 A103
Tree Plan 53SOU-14 A104
Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan Rev;0
(Job no: MJC-15-0113) dated 27th January 2015
Flood Risk Assessment dated 02/01/2015

Reason: - To ensure provision of a satisfactory development.