



**Havant**  
**BOROUGH COUNCIL**

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2a Pinchcut  
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For: Mrs P Dicken

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

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**Application Number:** APP/16/00332

**Site Address:** Land North of 1 Leigh Cottages, Petersfield Road, Havant, PO9 2HT

**Proposal:** **Erection of 1No. 3 bed house with new pedestrian and vehicular access from service road off Martin Road. (Revised application due to boundary change only).**

Further to your application received on 04 April 2016 (which was valid from 11 April 2016) 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees proposed to be retained on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree

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which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position.

**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 CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall commence until design specifications for the installation of a hydrocarbon resistant membrane system have been submitted to and approved in writing by the local planning authority (the 'approved mitigation works'). The submitted specification shall include:

- a) Membrane product details, inclusive of material & density
- b) An installation method statement, including details of sealing method at service penetrations and installation across wall cavities, and;
- c) Provisions for sub-floor ventilation (if applicable)

All measures forming part of the approved mitigation works for the site shall be undertaken and fully adhered to, prior to occupation of the dwelling.

**Reason:** To protect future occupants from assumed risks from hydrocarbon vapours that could result from elevated concentrations of hydrocarbons within groundwater underlying the site and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 If, during development, contamination not previously identified on site is found to be present (for example, strong hydrocarbon odour, oil sheen within trenches, or staining of soils), no further development shall be undertaken until the Local Planning Authority has been notified, and agreed if further mitigation measures are required.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to property; and to ensure that the development can be carried out safely without unacceptable risks to workers, and neighbours and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall not commence until a scheme for protecting the proposed dwelling from traffic noise from Petersfield Road has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

*N.B. Maximum noise level (predicted 15 years from completion of dwelling) in habitable rooms, with windows closed and other means of ventilation provided:*

Daytime                      35 dB LAeq,16h

Night time                      30 dB LAeq,8h

**Reason:** To safeguard the amenities of occupiers of those dwellings and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Note: It is anticipated that it would be sufficient to achieve this standard by ensuring that habitable rooms with windows on the north or south facades be double glazed with a minimum glazing configuration of 6: 6-20: 4, i.e. two panes of glass 6mm and 4mm thick separated by a gap of between 6 and 20mm. Any habitable room on these

façades without an openable window on the rear (east) façade (i.e. not dual aspect) would need to have a means of acoustically insulated ventilation provided so that the windows can be kept closed.

- 7 The existing boundary walls on the northern and western boundaries of the site shall, but for the access to the dwelling, be retained as part of the noise mitigation measures for the property required by condition 6.  
**Reason:** To protect the amenities of the future residents of the property and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The building shall not be occupied until space for the loading, unloading and parking of vehicles and bicycles has been provided within the site, surfaced and marked out 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.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.  
**Reason:** In view of the limited amenity space within the site that is not affected by road traffic noise and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 10 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form  
Site Layout Plan showing amended red line boundary drwg.no30316 rev A  
Design and Access Statement  
Boundary Plan 1:1250  
Tree Report by Dr Rachel Benstead  
Traffic Noise Attenuation Report  
GF Plan 2169/01A  
1st Fl plan 2169/02A  
Elevations 2169/03B  
Roof Plan 2169/05A

**Reason:** - To ensure provision of a satisfactory development.

#### **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](http://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,
- Your application was acceptable as submitted and no further assistance was required.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

06 June 2016