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BOROUGH COUNCIL

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Mr Chahal
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For: Mr DeSouza
DK & R Properties Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2010
Grant of Planning Permission**

Application Number: APP/14/01107

Site Address: Land adjacent to Ben Hall, Hambledon Road, Waterlooville, PO7 6XB

Proposal: Construction of a three storey dwelling to provide 10 No. 2 bed apartments with associated cycle/ bin storage, parking and front boundary gates and railings.

Further to your application received on 22 October 2014, which was valid from 27 October 2014, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

2013/02 (Proposed Floor Plans, Elevations and Street Scene)

2013/03 (Proposed Site Layout and Ancillary Structures)

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, construction of the development 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, no development hereby permitted shall be commenced 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, specie sand 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 policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, 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 development 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 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, no development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to be provided have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
- Reason:** To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the requirements of Condition 2, other than the provision of foundations and underground services, no development hereby permitted shall commence until a specification of the layout and materials to be used for the provision of the access to the site the site has been submitted to and approved in writing by the Local Planning Authority. The access shall be of a width of at least 4.1 metres in all places and the development hereby permitted shall not be brought into use until the access has been fully constructed in accordance with the specification.
- 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 building hereby approved shall not be occupied until space for the turning and parking of vehicles and storage of cycles has been provided within the site, surfaced and marked out in accordance with the approved details shown on drawing number 2013/03. 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 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The building hereby approved shall not be occupied until space for the storage of bins has been provided within the site in accordance with the approved details shown on drawing number 2013/03. Such space shall thereafter be retained and used solely for those purposes.
Reason: In the interests of neighbouring amenities 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 ecological mitigation and enhancement measures detailed within the Ecological Assessment (4 Woods, February 2014) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of flora and fauna and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 11 The development hereby permitted shall be carried out in accordance with the measures detailed within the Arboricultural Impact Study and Method Statement (Dermot Cox, 20 July 2014) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by OPUS International Consultants (UK) Ltd dated February 2014 and subsequent letter dated January 2015 (ref E-F1421.00/APT) and the following mitigation measures detailed within the FRA: 1. Finished floor levels are set no lower than 37.25m above Ordnance Datum (AOD).
Reason: To safeguard the amenities of the application site and locality and neighbouring properties and having regard to policies CS16 and DM15 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 13 If, during development, evidence of possible or probable contamination is found to be present at the site (for example, odorous or stained ground, seepages or groundwater) then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation statement detailing how this unsuspected contamination shall be dealt with. The applicant must obtain written approval from the local planning authority prior to implementation, and the remediation statement shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future residents, buildings, potable supplies or other services, and having regard to policies CS16 and DM17 of the Havant Borough Core Strategy 2014 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 14 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 15 Notwithstanding the requirements of Conditions 2 and 7, any gates to the proposed access to the development shall be set back at least 5 metres from the front boundary of the site with the Hambledon Road.

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.

- 16 Notwithstanding the requirements of Condition 12, construction of the development hereby permitted, shall not commence until drawings showing ground levels of the existing site and proposed development are submitted to and approved by the Local Planning Authority. The proposed development shall then be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the application site and locality and neighbouring properties and having regard to policies CS16 and DM15 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 17 All glazed parts of all the rooflights at second floor level in the rear elevation of the building shall at all times be at least 1.7 metres above the internal first floor level.

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.

Other Important Information:

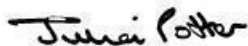
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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.

- (4) The exact position of public sewers must be determined on site by the Applicant before the layout of the proposed development is finalised. No development or new tree planting should be located within 3 metres either side of the centreline of the public 300mm BAC (Bonded Asbestos Cement) foul rising main and sewer. No development or new tree planting should be located within 3 metres either side of the centreline of the public 225 mm foul sewer. No development or new tree planting should be located within 4 metres either side of the centreline of the public 525mm foul sewer. No development or new tree planting should be located within 3 metres either side of the centreline of the public 350 mm surface water sewer. No new soakaways should be located within 5 metres of a public rising main and sewers. All existing infrastructure should be protected during the course of construction works. The developer must advise Southern Water of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.
- (5) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.
- (6) It is recommended that:
Communal access doors should be certificated to PAS24:2012 standard;
Apartment front doors should be certificated to PAS24:2012 standard;
An audio/visual access control system should be installed;
Ground floor windows should be certificated to PAS24:2012 standard;
An appropriate level of lighting should be provided along the access route and within the car parks.
- (7) 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 and consultation responses.



Julia Potter
Executive Head - Economy and Planning

23 March 2015