



**Havant**  
**BOROUGH COUNCIL**

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To:  
Mr M Wilkes  
M2 Architecture  
4 Queensgate  
Queens Road  
Fareham PO16 0NW

For: Mr F Askew

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**The Town and Country Planning (Development Management Procedure) (England) Order  
2015  
Approval of Reserved Matters**

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**Application Number:** APP/15/01147

**Site Address:** 7 North Close, Havant, PO9 2TE

**Proposal:** Reserved Matters application for the erection of 1 No. two storey dwelling for access, appearance, landscaping, layout and scale following Outline Permission APP/13/00039 together with Discharge of Conditions 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 relating to the outline permission.

Further to your application received on 09 October 2015, which was valid from 23 October 2015, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 3 and further conditions 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of of Outline Planning Permission APP/13/00039** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/13/00039 dated 31 July 2013.
- (ii) The plans and other documents submitted with regards to your application, and
- (iii) The following additional conditions:

**Conditions:**

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order no extension, additional hardstanding, building or means of enclosure shall be constructed within 8m of the Lymbourne Stream which runs adjacent to the eastern curtilage of the site without the prior approval of the Local Planning Authority.  
**Reason:** To safeguard the amenities of the natural environment and having due regard to policies CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/15/01147

- 3 The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.  
**Reason:** The garage is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout Plan drwg.no 15012/402 rev H received 15 December 2015  
Proposed New Dwelling Elevations and Floorplans drwg.no 15012/401 rev received 9 October 2015

Proposed Garage drwg.no 15012/403 rev A received 30 October 2015

Site Set Up Plan drwg.no 15012/102 received 16 October 2015

Ecological Survey prepared by David Leach Ecology LTD received 16 October 2015

Arboricultural Method Statement prepared by James Fuller Arboriculture received 9 October 2015

Covering letter dated 8 October 2015 with regard to the following hard landscaping and construction materials;

Facing Brick - Weinerberger Terca Bricks - Amberley Red Multi

Cladding - LP SmartSide cladding - Yellowstone

Roof Tiles - Redland Rosemary Plain Tiles - Medium Mixed Brindle

Windows/doors - UPVC Light Oak

Front drive - Marshall Driveline 50

Paving - Global Stone Paving Riven Sandstone - Gold Leaf

Gravel areas to match existing drive

**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 6573.
- (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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle

Our Ref: APP/15/01147

accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(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:

- Your application was acceptable as submitted and no further assistance was required.

(8) You are advised that consent will be required from Southern Water to connect to the public sewer and that there must be no new tree planting within 3m of the public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0330 303 0119.

*Andrew Biltcliffe*

Andrew Biltcliffe  
Executive Planning Service Manager

18 December 2015