



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

Mr Douglas
Jeffrey Douglas Chartered Architect
60A Sinah Lane
Hayling Island
PO11 0HH

For: Mr Jopling
Meadowlands New Homes Ltd.

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

Application Number: APP/15/00816

Site Address: Former Site of, 20 The Crescent, Waterlooville

Proposal: Variation of Condition No. 10 of Planning Permission APP/12/00718 (which gave consent for 2No. 4 bed detached houses on the site) to replace approved plans with 'as built' plans.

Further to your application received on 21 July 2015 (which was valid from 21 July 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 hardstanding at the front of the dwellings, as shown on approved plan 21303/02 Rev.B, shall be retained and used solely for the purpose of parking vehicles ancillary to the use of the dwellinghouses.
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.
- 3 The soft landscaping works shown on approved drawing 21303/07 Rev.B shall be completed during the first available planting season following occupation of the dwellings hereby approved, unless otherwise agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.
Reason: To ensure the provision, establishment and maintenance of a reasonable

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standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The boundary treatment and retaining wall, as shown on approved plans 21303/02 Rev.B and 21303/08, between plot 2 and adjoining neighbour 22 The Crescent shall be completed in full prior to the first occupation of the dwellings hereby approved.

Reason: To ensure a satisfactory relationship between the development and neighbouring site and to ensure that the soil within the front garden of Plot 2 does not spill into the front garden of 22 The Crescent, in accordance with the principles of policy CS16 of the Core Strategy 2011.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number - 21303/01 Rev.A

Drawing Number - 21303/02 Rev.B

Drawing Number - 21303/03 Rev.A

Drawing Number - 21303/04 Rev.B

Drawing Number - 21303/05 Rev.A

Drawing Number - 21303/07 Rev.B

Drawing Number - 21303/08

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.
 - (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 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, and
 - You were updated about issues after the initial site visit
- (2) This permission was granted subject to a Deed of Variation dated 3rd April 2014 in respect of a Planning Obligation Undertaking dated 28th September 2012 made under Section 106 of the Town & Country Planning Act 1990 which secured a payment of £5,457 towards the Hampshire County Council Transport Contributions Policy.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

15 September 2015