



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

Mrs Perrett
PWP Architects
61 South Street
Havant
PO9 1BZ

For: Sam Winston
BEGG Nominees

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

Application Number: APP/15/00959

Site Address: Site 4, Harts Farm Way, Havant

Proposal: Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911).

Further to your application received on 02 September 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 Notwithstanding the details shown on the submitted drawings, 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 in writing 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.
- 2 The premises on plot 1 shall not be brought into use until space for the loading, unloading and parking of vehicles 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The premises on plot 1 shall not be occupied before the proposed access onto Harts Farm Way 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.

Our Ref: APP/15/00959

- 4 The premises on plot 1 shall be used only for purposes within Use Classes B1(b), B1(c), B2 and B8 and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Any office provided within the premises shall be wholly ancillary to the authorised uses of the site for B1(b), B1(c), B2 or B8 purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The landscaping scheme for plot 1 and the stream banks shall be completed within 6 months from the completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

From permission APP/14/00708

PWP Drawings and reports

4812/ 1057A Site Location Plan
1058C Site Layout Plan
1006P Ground Floor Plan
1007P First Floor Plan
1008G Roof Plan
1200A Phasing Plan
1060A Revised Footprint (For information)
Design and Access Statement
Emails of 9th, 16th January and 13th February 2014.
Email of 16 September 2014 and attached plan 1111-PP-300 B

Upton McGougan Drawings and Reports

034.0036:

2100P3 Engineering Layout
2101P2 Engineering Layout
2102P1 Combined Services Layout
2104P1 Site 4 Engineering Layout
2105P1 Cross Section through Eastern Culvert and Headwall
2106P1 Cross Section through Western Culvert and Headwall
2110P1 Road long Sections and Cross Sections Layout
2147P1 Concrete Service Yard Construction Details
2148P1 Concrete Sluice Yard Construction Details
2149P1 Car park construction details
2150P1 Carriageway and Footpath Details
2151P1 Tactile Paving Construction Details
2153P1 Combined Gully and Catch Pit
2154P1 Type M3 Manhole
2155P1 Type M5 Manhole
2156P1 Type M5 Manhole
2157P1 Road Gully
2158P2 Brickwork Headwall
2159P1 Street Lighting Draw Pit
2160P1 Planted Column Erection Details
2161P1 Service Duct Bedding

2162P2 Manhole Details
2163P1 Network 1 Twin hydrobrake
2164P2 Network 2 Twin Hydrobrake
2167P1 Pipe Bedding Details
2165P1 Access and Inspection Chamber Construction Detail
2166P1 Rodding Eye Construction Detail

Drainage Strategy dated Dec 2013 Rev B
Soils Investigation site Investigation (for information)

Other

ECOSA - Ecological Survey and Assessment Limited Report and Ecological Assessment
Cain Bio-engineering Ltd Drawing 13075/101/JED Rev 6 - Proposed Plan View of Works
Cain Bio-engineering Ltd Drawing 13075/102/JED Rev 1 - Existing Plan View
Peter Easton Statement re condition 7 of 12 Dec 2013
Method Statement for deculverting and new channel works. Version 2. 12 Dec 2013.
Barrell Tree Consultancy Drawing and Report
Arboricultural impact appraisal and Method Statement 1362-A1A2-PB dated 02 July 2014 and 13262-BT2 - Tree Protection Plan
Museum of London architectural Service Report
Harts Farm Way - An Archaeological Report January 2007

Substituted drawings

4182/ 1009M elevations
4182/ 1400C Sections
4182/1056 D Render (CG1)

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.
- (4) 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

Our Ref: APP/15/00959

- 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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

20 November 2015