

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)



**APPEAL BY MS ELIZABETH FOSTER AGAINST THE DECISION
OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING
PERMISSION FOR 36 HAVANT ROAD, HAYLING ISLAND, HAMPSHIRE PO11
OPX**

Planning Inspectorate Reference: APP/X1735/W/15/3121554

LPA REF: APP/14/01030

LIST OF SUGGESTED CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 Approval of the details of the scale, layout and appearance of the proposed development, the means of access thereto and the landscaping of the site **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (a) The siting of all buildings and the means of access thereto from an existing or proposed highway;
 - (b) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
 - (c) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
 - (d) The layout of the development including the positions and widths of roads and footpaths;
 - (e) The scale of the development.

Reason: In order to secure a satisfactory development.

4. The development hereby permitted shall not commence unless and until a scheme to provide flood resilience measures for the proposed dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out fully in accordance with the approved scheme.
Reason: To ensure that the development mitigates the impact of flood risk having due regard to policy CS15 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
5. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).
The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the field to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.
Reason: In order to prevent disturbance to protected species and the Solent SPA having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
6. No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material, equipment and machinery storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials, equipment and machinery shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and to protect the adjacent SPA supporting habitat having due regard to policies CS11, CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.