



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Jay
The Planning Service
135 North Lane
Clanfield
Waterlooville PO8 0RL

For: Mrs Doe

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

Application Number: APP/14/01101

Site Address: 96 Stockheath Way, Havant, PO9 2DT

Proposal: Construction of 1No. 2bed end of terrace house with new access and associated parking from Stockheath Way.

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 Apart from the construction of footings/foundations and any works below ground level, the construction of the dwelling hereby permitted shall not be carried out until:
 - i) 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.
 - ii) Details of the height and design of the cycle store have been submitted to and approved in writing by the Local Planning Authority. Thereafter the shed shall only be constructed in accordance with the details thus approved.
Reason: To ensure the appearance of the development and the height and design of the cycle shed is satisfactory, having due regard to Policies CS16 (1) and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/01101

- 3 The dwelling hereby approved shall not be occupied until the parking areas, as shown on approved plan P010, have been surfaced and marked out in accordance with the approved details and the secure cycle shed shown on approved plan P008 has also been constructed. The parking areas shall thereafter be permanently retained and used solely for the parking of vehicles and the cycle shed shall be permanently retained for the storage of cycles.
Reason: In the interests of highway safety and of securing sustainable alternative travel options (cycling) for residents, having due regard to policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The parking areas required by condition 3 above, shall be constructed in accordance with approved plan P010 and using the materials and on-site drainage in accordance with the approved plan P012
Reason: In the interests of the amenities of the locality, to ensure that hardstanding is permeable or drained within the site and having due regard to policy CS16 (1, 4 & 6) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The dwelling hereby approved shall not be occupied until means of enclosure as shown on drawings P03, P04, P06, P010 and P012 have been erected. The fencing in the front garden area shall not exceed the height of 0.9m as shown on the approved plan P012, reducing to 0.6m in height in the foremost area of the front garden shown by cross-hatching on the approved plan P010. At all times thereafter the means of enclosure shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and to avoid obstruction to visibility for users of the car parking spaces, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The dwelling hereby approved shall not be occupied until a detailed soft landscaping scheme for all open parts of the site frontage not proposed to be hard surfaced, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and 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 policy CS16 9 (1) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 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 the National Planning Policy Framework 2012.

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

Drawing - P001 - Location and Block Plans. Received 30th January 2015
Drawing - P002 – Elevations and Roof Plan. Received 30th January 2015
Drawing - P003 – Proposed North Elevation. Received 30th January 2015
Drawing - P004 – Proposed Detailed Elevation East & West. Received 30th January 2015
Drawing - P004 – Proposed Detailed Elevation South. Received 30th January 2015
Drawing - P007 – Proposed Street Scene. Received 30th January 2015
Drawing - P008 – Proposed Roof & Floor Plans (includes cycle shed). Received 30th January 2015
Drawing - P009 – Proposed Cross-Section. Received 30th January 2015
Drawing - P010 – Proposed Parking Plan. Received 30th January 2015
Drawing - P011 - Vehicle Crossing Detail HCC9/M/035/B. Received 30th January 2015
Drawing - P012 – Proposed Site Plan (includes parking area: surfacing and drainage, & indicative planting). Received 30th January 2015.

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

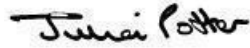
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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/pes.
- (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) 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 were updated about issues and an amendment was sought in order to make the application acceptable.

Our Ref: APP/14/01101

- (5) The applicant is advised that the development the subject of this permission is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. A separate CIL liability notice will be sent to the applicant following this grant of planning permission. For further information, see the CIL pages online at www.havant.gov.uk



Julia Potter
Executive Head - Economy and Planning

10 April 2015