



Havant
BOROUGH COUNCIL

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Mr Meloy
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For: Mr Stallard

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

Application Number: APP/15/00503

Site Address: 3 Swans Walk, Hayling Island, PO11 9TX

Proposal: Demolition of existing 3 bed detached dwelling and construction of 1No. 4 bed detached house.

Further to your application received on 06 May 2015, which was valid from 26 May 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Supporting Design Statement PA/133
Survey drawing showing line of Heras fencing as suggested tree protection
0133/PA/100 (Proposed Site Location Plan)
0133/PA/101 (Proposed Block Plan)
0133/PA/200 (Proposed Site Plan)
0133/PA/201 (Proposed Ground Floor Plan)
0133/PA/202 (Proposed Upper Floor Plan)
0133/PA/203 (Proposed Roof Plan)
0133/PA/301 (Proposed North Elevation and Section AA)
0133/PA/302 (Proposed South Elevation and Section BB)
0133/PA/303 (Proposed East and West Elevations)
0133/PA/401 (Proposed South Site Section)

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/15/00503

- 3 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials, including those to be used for fascias, battens, window frames and glazing shall be submitted to and approved 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 policies CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Construction of the building hereby permitted shall not commence until detailed design of the proposed photo-voltaic roof panels shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved design shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted nor any related site clearance shall commence until Heras fencing protection to prevent damage to existing trees on the site throughout implementation of the same has been erected in accordance with the site survey drawing approved by Condition 2 and at least 7.5 metres from the tree trunks. The fencing shall be maintained at all times while the site clearance and/or development is in progress. Any such tree which is nevertheless seriously damaged during that site clearance and/or development shall be replaced within the first planting season following the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for the frontage of the site has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the species and planting sizes of the tree and hedging to be planted, 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 item 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 to protect the amenities of adjoining residential properties, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Phase 1 Ecological Survey (EcoSupport, August 2015) unless otherwise approved in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of ecological features and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 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) shall be undertaken during the bird overwintering period (i.e. October to March inclusive).
Note: The sensitive receptor is the nearest point of the Special Protection Area (SPA) or any SPA supporting habitat (e.g. high tide roosting site).

Reason: To safeguard the continued health and presence of ecological features and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 All materials, equipment and machinery shall be stored within a designated compound within the curtilage of the property, in a location to be agreed by the Local Planning Authority prior to the commencement of the development, including any site clearance works.

Reason: To safeguard the continued health and presence of ecological features and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 The existing fencing and hedging to the east and west boundaries of the site, as shown on Survey Drawings 13137/S1 and 13137/S2, shall be retained in a wholly sound and effective condition.

Reason: To protect the amenities of adjoining residential properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 All the ground floor windows to the east and west elevations of the dwelling shall have a minimum cill height of 1.75m above finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 With the exception of the proposed east elevation bathroom window, all windows at first floor level in the side elevations of the dwelling shall consist of at least two lights divided horizontally with only the top light capable of being opened, and that at a minimum height of 1.75m above finished floor level, and shall be maintained in that condition at all times.

Reason: To protect the amenities of adjoining residential properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and to protect the amenities of adjoining residential properties and having due regard to Policies CS9, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) Regarding Hours of Work: You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00–18.00 and Saturday: 8.00–13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (6) Regarding Bonfires: You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) Regarding Dust Control: You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (8) All those involved with the development and associated works should be informed of the status and legal obligations attached to the following designations and where the boundaries of the protected areas are in relation to the site: The Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar sites, the Solent Maritime Special Area of Conservation (SAC) and the Chichester Harbour Site of Special Scientific Interest (SSSI).

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

28 August 2015