
Site Address:	Former site of, 108 Lovedean Lane, Waterloooville		
Proposal:	Removal of Condition 13 of Planning Permission APP/13/00657		
Application No:	APP/15/00414	Expiry Date:	11/06/2015
Applicant:	Mr N Bone	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This is a vacant development site situated on the east side of Lovedean Lane, north east of the junction with James Copse Road.

2 Planning History

APP/13/00657 - The proposal was for demolition of existing 3 bed house.
Construction of 1No. 4 bed detached chalet bungalow and 1No. 3 bed detached chalet bungalow and detached double garage, utilising existing vehicular access from Lovedean Lane.

3 Proposal

Removal of Condition 13 of Planning Permission APP/15/00657 in relation to compliance with the Code for Sustainable Homes.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS14 (Efficient Use of Resources)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Whether there is a need for the planning condition to be retained

The principle of the development has been established within planning approval APP/13/00657. Condition 13 required that the development should accord with code level 4 of the Code for Sustainable Homes. However, with effect from 25th March 2015 the requirements of the Code have been withdrawn, for planning purposes, by the Deregulation Act 2015. Therefore, the environmental sustainability of new dwellings at the current time is considered under building regulations, unless the adopted local plan makes specific provision for water efficiency standards etc. However, the relevant core strategy policy CS14 is silent on such specifics, so subsequently it is considered reasonable to allow the removal of condition 13 in respect to this approved scheme.

8 Conclusion

8.1 It is considered that the proposed removal of this condition is acceptable and should be permitted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00414.