



Havant
BOROUGH COUNCIL

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Mr Tyrrell
MTA Chartered Architects Ltd.
MTA Chartered Architects Ltd.
The Boat House
1 Admiralty Cottages
Fort Road, Gosport
PO12 2AP

For: Mr Bending

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

Application Number: APP/15/00957

Site Address: 78 Southwood Road, Hayling Island, PO11 9QF

Proposal: Variation of Condition No. 8 of Planning Permission APP/14/00901 relating to amendments to approved plans.

Further to your application received on 24 August 2015, which was valid from 25 August 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 Construction of the building hereby permitted shall be built in accordance with drawing no. 3369/14 (proposed elevations) using materials approved under APP/15/00766 dated 1 September 2015:
 - 'Storend' render system
 - 'VM Zinc' wall cladding'Mono-lith' panel facing brickwork
Only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall be carried out in accordance with the submitted Flood Risk Assessment compiled by Betts Associates, reference FRA 259 dated May 2014. All measures to reduce the risk of flooding shall be fully implemented prior to occupation of the new building hereby permitted.

Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 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) shall be undertaken during the bird overwintering period October to March inclusive.

Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of The Conservation of Habitats and Species Regulations (as amended) and Section 28(I) of the Wildlife and Countryside Act 1981 (as amended).

Note: 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 beach 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.

- 6 All materials, equipment and machinery associated with the development shall be stored in a designated compound in the front of the site within the curtilage of the property, the detailed location of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The area described as stone/shingle on the submitted Topographical Survey shall be protected by a minimum 1.8 metres high fence to be erected directly adjacent to the north side of the hedgerow as shown on approved plan EX01 received 20 April 2015. Such fencing shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply and shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of *The Conservation of Habitats and Species Regulations (as amended)* and Section 28(I) of *the Wildlife and Countryside Act 1981 (as amended)*.

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

Design and Access Statement

Flood Risk Assessment 2 June 2014

EX 01 Topographical Survey

3369/SP01C

Proposed Site Layout Plan, Location and Block Plans

3369/04C

Proposed Lower Ground and Roof Plans

3369/14 Rev B

Proposed Elevations

3369/02C 3D

Model Perspective Views

3369/01C

Proposed Ground and First Floor Plans and Section

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
 - 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 after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

19 October 2015