

PLANNING CONDITIONS COMPLIANCE.

As detailed in decision notice APP/15/00511 dated 17th July 2015.

for

**Erection of 2 No. 3 bed houses & 1 No. 2 bed chalet bungalow
with access from Hart Plain Ave
at**

rear of 55 & 57 Hart Plain Avenue, Waterlooville, Hants. PO8 8RG

for

**CY Developments Ltd.
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Hants. GU35 9JP.**

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Prepared by

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24th July 2015.

Condition 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.

Response : Will be begun with in 3 years

Condition 2.

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

Block Plan/Location Plan (Drawing No. 14132-PO1)

Site Plan (Drawing No. 14132-PO2)

Plot 1 – Plans and Elevations (Drawings No. 14132-PO7 and PO8)

Plot 2 – Plans and Elevations (Drawings No. 14132-PO3 and PO4)

Plot 3 – Plans and Elevations (Drawings No. 14132-PO5 and PO6)

Site Sections (Drawings No. 14132-PO9)

Arboricultural Method Statement dated February 2015 produced by David Archer Associates.

Reason:

To ensure provision of a satisfactory development

Response: Will be carried out in accordance

Condition 3.

Prior to development commencing on site, a scheme of lighting (for the period of construction and the operational life of the development, designed to minimise impacts on wildlife, particularly bats, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in full.

Reason:

To minimise impacts of lighting on the ecological interest of the site and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Response:

It is not anticipated that any external lighting will be required on site during the building period of the project or for security purposes during the hours of darkness.

External lights are to be installed under the roofs of the front entrance porches to illuminate the parking areas, these lights to be installed in accordance with the recommendations of the Bat Conservation Trust and Natural England, the light fittings to have cowls fitted to reduce horizontal and upward light spillage and purchasers of the properties are to be made aware of the necessity of keeping use to a minimum especially during emergence time and during peak bat activity.

Condition 4.

No development hereby permitted shall commence until a scheme setting out measures to be taken to protect public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Response :

Following consultation with The Southern Water Company A written response was sent on the 26th May 2015 which identified a 600mm diameter storm water drain pipe that crossed the site from North to south at an average depth of 3.5 metres

The development has been designed to ensure no construction works are required within 4.5 metres either side of the centre line of the pipe run with the exception of the access drive and parking area to plot 3

A geotextile Terram with a permeable hard core layer above will be installed after the initial site clearance works have been completed to provide protection and spreading of weight to the pipework and from damage by site operatives and machinery. When connections are made to the existing drains measures will be in place to stop any debris falling into the existing network.

Condition 5.

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same and details of any other proposed ancillary drainage works/plant including maintenance and management arrangements have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason:

To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Response :

The proposed layout of the foul sewer drainage systems serving the new properties together with notes relating to installation are as detailed on drainage layout drawing No.2015/17/1 attached.

All works to be completed in accordance with the current Building Regulation requirements and inspected and approved by the building control surveyor as work proceeds.

Where the services are within the boundaries of the individual plots the maintenance and management of them will be the responsibility of the individual property owners.

The common areas will be jointly maintained by all the property owners and their responsibilities are to be included in the sale contract documents of the individual properties.

Condition 6.

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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 2012.

Response:

An extensive flood risk assessment report was prepared by Gray Environmental Ltd on 17th February 2015 which concluded in section 3.6 para 1 that the recommended ground floor levels should be set at 42.98 and this has been used as the site datum for the other site levels as shown on drawing No. 2015/17/1 .

Condition 7.

The proposed development shall be carried out in strict accordance with the Arboricultural Method Statement dated February 2015 produced by David Archer Associates.

Reason:

To protect the trees to be retained within the site and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework March 2012.

Response:

An Arboricultural Method Statement and Tree Report was prepared by David Archer Associates in February 2015

The Tree Schedule identified 2 No. common Oak trees ref. T10 and T11 which were deemed to be of high quality and of moderate value category B1 and an Ash tree ref. T25 of moderate quality and value category B12

The method statement set out in detail all of the works that are required to prevent damage to the retained trees noted, this to include Heras protective fencing around the root protection areas and regular checks by the site agent throughout the building period of the project to ensure the fencing is maintained

and intact and that all aspects of the Method Statement are adhered to in full.

Condition 8.

Construction of the dwellings hereby permitted shall not commence until samples and details of the types and colours of all external roofing and external facing materials have been submitted and approved in writing by the Local Planning Authority. Thereafter 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 Framework 2012.

Response:

The external materials for the properties will be as follows:-

Face bricks – Ibstock Shire red multi face bricks code 5702
As sample panel shown on attached e.mail

Roof tiles – Marley Ashdowne clay plain tiles Aylesham mix

Vertical tiles – as Roof tiles

Samples will be provided

Condition 9.

Construction of the dwelling hereby permitted shall not commence until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover 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 of the Havant Borough

Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Response:

The front and rear garden areas will be laid out to lawn with minimal ground cover plants to the front elevations, leaving the rear garden areas for planting out to the individual tastes of the new property owners.

The soft landscaping for all open parts of the site showing distribution of species of ground cover to be planted, the positions, species and planting sizes of trees and shrubs together with retained trees as detailed on Landscaping drawing No. 2015/17/2

Condition 10.

Construction of the dwelling hereby permitted shall not commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with the specification.

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 Policy Framework 2012.

Response:

Specification of the materials to be used to be used for the surfacing of all open parts of the site proposed to be hardsurfaced are detailed on the landscaping drawing No. 2015/17/2

This will include paved patios to the rear gardens, paths from front to rear gardens and 2 No. car parking spaces to each property, with all areas constructed on permeable base materials

Condition 11.

Construction of the dwellings hereby permitted shall not commence until plans and particulars specifying the alignment, type, height and where appropriate construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. This shall include details on how the access to the site the subject of Planning Permission APP/13/00576 from Hart Plain Avenue is to be closed off. The development hereby permitted shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason:

To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Response:

All new fencing within the site will be 1.8 metre high close boarded fencing on timber posts and rails, the existing fencing to the external site boundaries will remain. The access to the site the subject of Planning Permission APP/13/00576 will be closed off with 1.8 metre high close board fencing. There will be no further screen walls, hedges or other means of enclosure as detailed on landscape drawing 2015/17/2

Condition 12.

The development shall not be occupied until the access road (hatched blue) private drive and parking spaces (hatched red) for each property have been provided within the site, surfaced and marked out in accordance with the details shown on the approved Site Plan (Drawing No.14132-PO2 received 10 July 2015). Such areas shall thereafter be retained and used solely for those 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 March 2012.

Response: The access road, private drive and parking spaces will be laid out in accordance with the approved plan.

Condition 13.

Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension, building, structure or development permitted by Part 1, Classes A, B, C, D and E and Part 14 of Schedule 2 of the 2015 Order (as amended) shall be erected within the cartilage of the site without the prior written approval of the Local Planning Authority.

Reason:

In the interests of residential and visual amenity and to prevent overdevelopment of the site and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework March 2012.

Response: Only permitted development will take place.

Condition 14.

The dwellings hereby approved shall not be occupied before the proposed access and the crossing of the highway footway is constructed and laid out in accordance with the approved details.

Reason:

In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Response:

The proposed access and crossing will be laid out in accordance with the approved details.