



Havant
BOROUGH COUNCIL

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For: Mr Harries
c/o Holloway Iliffe Mitchell

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

Application Number: APP/14/01293

Site Address: 10A The Pallant, Havant, PO9 1BE

Proposal: Demolition of existing building and erection of 2 storey residential building containing 2No. 1 bed flats and 1No studio apartment. (Revised Application).

Further to your application received on 11 December 2014, which was valid from 20 March 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 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 by the Local Planning Authority.
Reason: In the interests of the visual amenities of the streetscene and St Faiths Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 No development shall commence until further details pursuant to the windows and doors (including the 'blocked sash window opening' and 'recessed metal grille for ventilation') have been submitted to and approved in writing by the Local Planning Authority. The details to comprise:-
- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set; and
 - b) full size glazing bar section for windows/doors where glazing is provided; and
 - c) details on the method of opening and external finish of opening windows; and
 - d) details (including materials) for the sills and flat cambered arches above windows and doors.
- All work shall be carried out in full accordance with such approval and be retained thereafter.
- Reason:** To ensure the detailing is appropriate to this site and its relationship with the St Faiths Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The development thereafter shall be carried out in accordance with the approved details.
- Reason:** To protect the character and appearance of the Conservation Area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No development shall commence until further details have been submitted to and approved in writing by the Local Planning Authority in relation to the brick dentil course and projecting brick string course. The details to comprise:-
- a) an appropriately scaled section and plan to demonstrate the size, projection and detail of the features; and
 - b) details of materials proposed.
- All work shall be carried out in full accordance with such approval and be retained thereafter.
- Reason:** To ensure the detailing is appropriate in design terms and in relation to the impact on the St Faiths Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No development shall take place until a programme of archaeological work in accordance with a Written Specification of Investigations (WSI) has been submitted to and approved by the Local Planning Authority. All work shall be carried out in accordance with such approval.
- Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 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:
- KAD 04 A PR2 - Revision D
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- 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 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 after the initial site visit,
 - You were advised of ways to amend the design in order to reach an acceptable proposal
 - You were allowed an extension to time limit in order to allow the LPA to work with you toward an acceptable proposal.
- (5) A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- (6) Informative 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.

(7) Informative 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.

(8) Informative 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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

14 May 2015