



Havant
BOROUGH COUNCIL

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For: Mr E Clutton & Ms S Goodall

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/01040

Site Address: Land adj. Farm Cottages, 13 Lower Road, Havant

Proposal: Variation of Condition No. 16 of Planning Permission APP/10/00533 (which granted permission for construction of 1No. detached 4 bed house with car port and altered access to Lower Road) to substitute approved drawings with revised plans seeking to regularise discrepancies in ground/eaves/ridge levels and finished floor levels in development undertaken on site.

Further to your application received on 03 October 2014 (which was valid from 03 October 2014) 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 carried out in accordance with the following approved plans:

Plans received 3 October 2014;
Site layout Plan showing proposed planting, site levels, fencing & surface materials
dwg. no LS01 rev B
Ground Floor dwg. no 12-097 1 rev L
First Floor dwg. no 12-097 2 rev L
South and North Elevations dwg. no 12-097 3 rev L
East and West Elevations dwg. no 12-097 4 rev L
Sections dwg. no 12-097 E12 rev G

Reason: - To ensure provision of a satisfactory development.

- 2 The dwelling the subject of this permission shall not be occupied unless and until opening restrictors have been installed to the north facing 'Bed 3' windows, in accordance with details to be first submitted to and approved in writing by the Local

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Planning Authority. Such opening restrictors shall be retained at all times thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 All windows in the northern elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The existing Hawthorn and Ivy hedgerow along the eastern boundary of the site shall be retained and reinforced where necessary to a minimum height of 2.5 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to Policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall be carried out in accordance with the detailed proposals for the protection of the existing Hawthorn and Ivy hedgerow to the eastern boundary and sycamore tree approved under Discharge of Condition application APP/13/00408 dated 18 June 2013, which shall be installed and maintained at all times during the course of construction on the site.
Reason: In the interest of maintaining the amenity value of the area and having due regard to Policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No works involving noise and heavy machinery should occur within the waterfowl over-wintering period 1 October to 31 March inclusive.
Reason: To ensure the protection of wildlife interests in the locality 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 All equipment, materials or machinery must be retained within the site and should not cross the boundary into the SINC Area.
Reason: To ensure the protection of wildlife interests in the locality 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.
- 8 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Construction of the dwelling hereby permitted shall utilise the external facing and roofing materials approved under Discharge of Condition applications APP/13/00408 dated 18 June 2013 or APP/14/00511 dated 3 June 2014.
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.
- 10 The landscaping scheme approved under Discharge of Condition application APP/13/00408 dated 18 June 2013 shall be completed prior to the occupation of the dwelling hereby approved, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during 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 that the landscape scheme is completed in the interests of the appearance of development and having due regard to Policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 The materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced shall be in accordance with the details approved under Discharge of Condition application APP/13/00408 dated 18 June 2013. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that 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 Planning Policy Framework 2012.

- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby 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 further alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, as amended, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the east, west or north elevations without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 The development shall not be brought into use until a minimum of 3 parking 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 Policies CS16 and DM13 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 6573.

- (2) Your attention is drawn to the attached information regarding firstly your right to appeal
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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:

- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

28 November 2014