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BOROUGH COUNCIL

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Mr Wordie
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Discovery House
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For: Dr Shimbart

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

Application Number: APP/14/00636

Site Address: 141 Havant Road, Hayling Island, PO11 0LE

Proposal: Erection of 1No. 4 bed detached green oak framed house with attached garage.

Further to your application received on 19 June 2014, which was valid from 26 June 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 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 dwelling hereby permitted shall be in accordance with the materials indicated on the planning application forms and approved plans. Any variation to this shall first be agreed in writing 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, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 Notwithstanding any information contained in the current application, the windows in the first floor of the west elevation of the building shall:-
 - (i) either be fixed and unopenable or consist of at least two lights divided horizontally with only the top light capable of being opened at a height of at least 1.7m above internal floor level, and shall be maintained in that condition at all times;

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ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity 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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed in the east or west elevations of the dwelling hereby permitted at first floor level or above or in any east or west-facing roofslope 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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 The development shall not be brought into use until the 4 parking spaces shown on the hereby permitted plans 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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The double garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Reason: The specific circumstances of this site warrant the Local Planning Authority having control over any subsequent development in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 8 No development including site clearance shall commence on the site until all trees and shrubs have been protected by fencing along the line shown on hereby permitted Drawing No Shimbart/1/PL02 rev D, in accordance with the Arboricultural Method Statement ref SPH/AS/5837-01/21.08 . Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing 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: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the site and the western boundary adjacent the access track, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution, species and planting sizes of trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. Furthermore the submitted scheme shall include details of the mitigation measures recommended as enhancements by the Ecological Appraisal dated May 2014 - including 4 nest boxes, a sparrow terrace and 2 bat boxes.

The implementation of all such approved landscaping and bird and bat box installation shall be completed in full accordance with such approved details and 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 policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 The access track to the north-west of the hereby permitted garage and dwelling shall be kept clear at all times. It shall not be used for the parking of vehicles or blocked in any way.

Reason - To maintain free movement and unrestricted access by other road users entitled to use this private access, in the interests of highway safety, in accordance with policy CS16 and DM13 of HHavant Borough Local Plan (Core Strategy) 2011.

- 11 No percussive piling or works with heavy machinery shall occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.

Reason: In order to accommodate protected species and in accordance with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site location plan Drawing number Shimbart/1/SLP revision B

Block Plan Drawing number Shimbart/1/BP revision B

Proposed Site (roof) plan Drawing number Shimbart/PL/02 revision D

Proposed ground floor plan Drawing number Shimbart/PL/03 revision D

Proposed first floor plan Drawing number Shimbart/PL/04 revision C

Proposed roof plan Drawing number Shimbart/PL/05 revision C

Proposed north and south elevations Drawing number Shimbart/PL/06 revision C

Proposed east and west elevations Drawing number Shimbart/PL/07 revision C

Proposed sections Drawing number Shimbart/PL/08 revision B

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

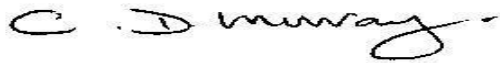
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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) You must consider the timing and noise of construction works to avoid causing disturbance to any over-wintering and nesting birds. You are advised to ensure that best practice is in place for operating machinery to reduce unnecessary noise. Further advice can be obtained from Natural England. Details are available via the main enquiry line 0300 060 3900 or at:

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx>

- (5) Your attention is drawn to the fact that Access and facilities for Fire Service Appliances and Firefighters needs to comply with Approved Document B5 of the current Building Regulations. Timber framed buildings are particularly vulnerable to fire damage and fire spread and you should refer to The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' which provides guidance on this issue and is available from <http://uktfa.com/>
- (6) The applicant is advised that the development the subject of this consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. This would be payable for the net additional internal floor space of 174.24 sqm. The applicant has completed the self builder exemption claim form, but it should be noted that CIL would become payable if the dwelling were sold within 3 years of completion or if the requisite commencement notice is not submitted prior to the commencement of development. For further information, see the CIL pages online at www.havant.gov.uk
- (7) 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 sought and were provided with pre-application advice,
- You were updated about issues during the application process,
- Amended plans were sought and provided showing adequate refuse storage and CIL figures were provided. Your application was then acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

21 August 2014