



Havant
BOROUGH COUNCIL

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Mr Douglas
Jeffrey Douglas Chartered Architect
60a Sinah Lane
Hayling Island
PO11 0HH

For: Mrs Triggs

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

Application Number: APP/15/00106

Site Address: 34 Sea Front Estate, Hayling Island, PO11 9JJ

Proposal: Demolition of existing two bedroom bungalow and garage and construction of replacement two bedroom bungalow with integral garage (revised application).

Further to your application received on 30 January 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Topographical Survey (RMJ Surveys Ltd.)
21413/101 - Existing Floor Plan 1/100, Existing Elevations 1/200
21413/201 - Proposed Block Plan 1/500 & Existing Location Plan 1/1250
21413/202 - Proposed Ground Floor & Site Plan 1/100
21413/203 - Proposed Elevations & Section 1/100
21413/204 - Proposed Roof Plan 1/100
21413/205 - Proposed Street Scene 1/200
Design and Access Statement
Existing Site Photographs
Schedule of External Materials & Finishes

All received 30th January 2015

Reason: - To ensure provision of a satisfactory development.

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- 3 Unless otherwise agreed in writing with the Local Planning Authority, the development shall be constructed strictly in accordance with those external facing and roofing materials specified in the approved Schedule of External Materials and Finishes.
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.
- 4 Unless otherwise agreed in writing with the Local Planning Authority, the dwelling shall not be occupied prior to the completion of the landscaping works shown on the approved Site Plan drawing 2413/202 and specified in the approved Schedule of External Materials and Finishes. Any tree or shrub planted 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.
- 5 Unless otherwise agreed in writing with the Local Planning Authority, the dwelling shall not be occupied prior to the completion of the fencing installation shown on the approved Site Plan drawing 2413/202 and specified in the approved Schedule of External Materials and Finishes. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
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.
- 6 The occupation of the dwelling hereby permitted shall not commence until the existing access to the site from Sea Front Estate has been closed in accordance with the approved Site Plan drawing no. 2413/202.
Reason: In the interests of the amenities of future occupiers of the dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The dwelling shall not be occupied until space for the parking of vehicles and cycles has been provided within the site, surfaced and marked out in accordance with the approved details. 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 2012.
- 8 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, or any replacement or re-enactment thereof, no extension, building or structure permitted by Part 1, Classes A and/or 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.

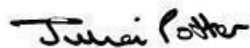
Reason: To ensure that sufficient private amenity space is retained for future occupiers of the new dwelling, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.

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 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.



Julia Potter
Executive Head - Economy and Planning

26 March 2015