



**Havant**  
**BOROUGH COUNCIL**

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For: Mr J Bradwell

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

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**Application Number:** APP/14/00622

**Site Address:** 15 Lockerley Road, Havant, PO9 2HD

**Proposal:** **Erection of 1No. 3 bed end of terrace house utilising existing access from Lockerley Road and forming new access for 15 Lockerley Road.**

Further to your application received on 16 June 2014, which was valid from 07 August 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:**

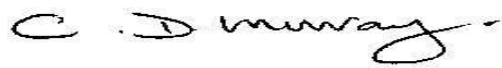
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the dwelling hereby approved shall not commence until the existing public foul sewer crossing the site has been diverted in accordance with the alignment shown on the approved Site Plan 14022 - 101 Rev A, and to the satisfaction of Southern Water.  
**Reason:** In the interests of protecting this important piece of sewerage infrastructure and having due regard to Policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 Construction of the dwelling hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 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.
- 5 The new dwelling shall not be occupied before the proposed access and the crossing of the highway verge and/or 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.
- 6 The new dwelling shall not be occupied until space for the parking of vehicles for both the existing property (No. 15 Lockerley Road) and the new dwelling have been provided within the site and surfaced with permeable materials in accordance with the details shown on approved Site Plan 14022 - 101 - Rev A. 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.
- 7 The new dwelling shall not be occupied until facilities for the parking of cycles for both the existing property (No. 15 Lockerley Road) and the new dwelling have been provided within the site in accordance with the details shown on approved Site Plan 14022 - 101 - Rev A. Such facilities shall thereafter be retained and used solely for those purposes.  
**Reason:** In the interests of securing appropriate options for alternative modes of travel and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The new dwelling shall not be occupied prior to the completion of the installation of all screening provision as is hereby approved by the Authority and detailed on Site Plan 14022 - 101 - Rev A. 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 the existing and proposed properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Site Plans 14022 - 101 - Rev A  
Proposed Plans, Elevations 14022 - 100 Rev 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](http://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) Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.
- (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](http://www.southernwater.co.uk)
- (6) This permission was granted subject to a planning obligation made under Section 106 of the Town & Country Planning Act 1990 dated 22nd August 2014 which secured £172.00 in respect of the Special Protection Area avoidance and mitigation measures delivered through the Solent Interim Planning Framework in accordance with policy DM24 of the Havant Borough Local Plan (Allocations) 2014.
- (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 after the initial site visit.

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is fluid and cursive, with a small horizontal line at the end.

Mr Chris Murray  
Service Manager (Planning Development)

02 October 2014