



Havant
BOROUGH COUNCIL

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

For: Mr Jopling
Meadowlands New Homes Ltd.

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

Application Number: APP/13/01141

Site Address: Former Site of, 20 The Crescent, Waterloooville

Proposal: Variation of Condition 10 of Planning Permission APP/12/00718 to replace approved plans and documents with those approved under Planning Permission APP/13/00722, and discharge of conditions 2, 3, 4, 5, 6, 7 and 8 of Planning Permission APP/12/00718.

Further to your application received on 14 November 2013, which was valid from 18 November 2013, 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 Unless otherwise agreed in writing with the Local Planning Authority, the external facing and roofing materials to be used in the construction of the dwellings hereby approved shall be in accordance with the submitted 'Schedule of External Materials' dated July 2013.
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 National Planning Policy Framework, March 2012.
- 3 The dwellings shall not be occupied until space for the parking of vehicles has been provided within the site and surfaced in accordance with the approved Site Plan 21303/02. 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.

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- 4 Unless otherwise agreed in writing with the Local Planning Authority, the hardsurfacing materials to be used in the construction of the development hereby approved shall be in accordance with the submitted 'Schedule of External Materials' dated July 2013.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 5 The dwellings shall not be occupied until the boundary screening proposals for the site, as shown on the approved Site Plan 21303/02, and detailed in the submitted Schedule of External Materials dated July 2013 have been completed in full accordance with that plan and Schedule.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 6 The development, hereby approved, shall be constructed in accordance with the layout and details specified on drawing 21303/06, dated July 2013 for the parking of contractors' vehicles, storage of materials, site office and wash down area. These approved facilities shall be made available prior to the commencement of any building works and throughout the contract period.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 7 The soft landscaping works shown on submitted drawing 21303/07 Rev A shall be completed during the first available planting season following occupation of the dwellings hereby approved, unless otherwise agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 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 the National Planning Policy Framework 2012.

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

Location and Block Plan - Drawing No. 21303/01

Proposed Site Plan - Drawing No. 21303/02

Proposed Ground & First Floor Plans and Roof Plan - Drawing No. 21303/02

Proposed Elevations & Section - Drawing No. 21303/04

Street Elevation to The Crescent - Drawing No. 21303/05

Proposed Site Set Up Plan - Drawing No. 21303/06

Proposed Soft Landscaping Layout and Planting Schedule - Drawing No. 21303/07
Rev A

Proposed Landscaping Maintenance Plan received 14th November 2013

Design & Access Statement dated July 2013, prepared by Jeffrey Douglas

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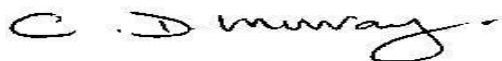
Reason: - To ensure provision of a satisfactory development.

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 6573.
- (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 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:

- You sought and were provided with pre-application advice, and
 - You were updated about issues after the initial site visit and consultee responses
- (5) This permission was granted subject to a Deed of Variation dated 3rd April 2014 in respect of a Planning Obligation Undertaking dated 28th September 2012 made under Section 106 of the Town & Country Planning Act 1990 which secured a payment of £5,457 towards the Hampshire County Council Transport Contributions Policy.



Mr Chris Murray
Service Manager (Planning Development)

25 April 2014

