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BOROUGH COUNCIL

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Mr Anthony Brown
Dwell Design
28 Beaconsfield Avenue
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For: Mr E Johnson

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

Application Number: APP/14/01159

Site Address: Oak House, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: Demolition of existing two storey 4 bed detached house. Construction of 1No. 5 bed detached house.

Further to your application received on 04 November 2014 which was valid from 18 November 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 The building shall be constructed with the materials hereby approved as detailed in Agent's letter 6 January 2015 and in accordance with the materials submitted for previous application APP/14/01129.
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.
- 3 The existing hedge and trees along the western boundary of the site shall be retained and reinforced where necessary to a minimum height of 3 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 DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 No development including site clearance shall commence on the site until all trees and shrubs, not previously agreed with the Local Planning Authority for removal, shall have been protected in accordance with the Tree Protection Plan submitted on the 6 January 2015. The protective fencing shall conform to the following specification in accordance with BS5837 2005.
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 DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The driveway and associated hardstanding shall be constructed of porous and non compressive, self supporting materials in accordance with Landscape Plan submitted on 6 January 2015 and shall be retained in that condition. No migrating material shall be laid within 3 metres of the access to the highway.
Reason: To ensure adjacent trees are not adversely affected by the driveway and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 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 policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The implementation of the landscaping shown on approved drawing Landscape Plan 13011 (pl) 09 received 6 January 2015 shall be completed prior to the occupation of the dwelling hereby approved. 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
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:
- Design and Access Statement received 4 October 2014
 - Site Location Plan Drg 13011/01 rev b received 18 November 2014
 - Site Layout Plan Drg 13011/09 revision b received 4 October 2014
 - Existing Ground Floor Plan 13011/02 received 4 October 2014
 - Existing First Floor Plan 13011/03 received 4 October 2014

- Existing Second Floor Plan and Roof Plan 13011/04 rev a received 4 October 2014
- Existing South East Elevation 13011/05 received 4 October 2014
- Existing South West Elevation 13011/06 received 4 October 2014
- Existing North West Elevation 13011/07 received 4 October 2014
- Existing North East Elevation 13011/08 received 4 October 2014
- Proposed Ground Floor Plan 13011/10 rev b received 4 October 2014
- Proposed First Floor Plan 13011/11 rev b received 4 October 2014
- Proposed Second Floor Plan and Roof Plan 13011/12 rev c received 4 October 2014
- Proposed House Elevations 13011/14 rev b received 4 October 2014
- Arboricultural Method Statement for the development of Oak House prepared by Kim Gifford 17th December and received 6 January 2015
- Tree Protection Plan 13011 (al) 02 received 6 January 2015
- Landscape Plan 13011 (pl) 09 received 6 January 2015
- Letter from agent received 6 January 2015 confirming materials palette

Reason: - To ensure provision of a satisfactory development.

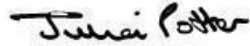
Other Important Information:

- (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) 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.
- (5) Your attention is drawn to Natural England's consultation response and the provisions of the Conservation of Habitats and Species Regulations 2010 (as amended) which makes it an offence to deliberately capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal.

- (5) Your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000) which relates to the protection of nesting birds. Any felling or lopping of trees, tree surgery, or ground clearance affecting nesting birds during the months between April and September may be in contravention of that Act. You are advised to contact Natural England on 0300 060 3900 for further information.



Julia Potter
Executive Head - Economy and Planning

13 January 2015