



Havant
BOROUGH COUNCIL

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To:
Mr Vanags
Nash and Partners Ltd
5 Dukes Court
Bognor Road
Chichester PO19 8FX

For: Mr & Mrs Trussler

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

Application Number: APP/14/01018

Site Address: 28 Beacon Square, Emsworth, PO10 7HU

Proposal: Outline application for 1No. 4 bed house.

Further to your application received on 01 October 2014, which was valid from 03 October 2014, Havant Borough Council, as Local Planning Authority, **Grants Outline 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 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

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(i) The reserved matters:

- (b) The siting of all buildings and the means of access thereto from an existing or proposed highway;
- (c) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
- (l) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

- (a) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;
- (d) Existing ground levels and the proposed finished levels (above ordnance datum) of both the ground floor of the proposed building(s) and the surrounding ground levels;
- (e) Access facilities for the disabled;
- (f) The measures to be taken to protect adjacent areas from excessive noise;
- (g) Alterations to the external appearance of the existing building(s);
- (h) The layout of foul sewers and surface drains;
- (j) The manner of treatment of existing water courses and ditches;
- (k) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
- (m) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (n) The alignment, height and materials of all walls and fences and other means of enclosure;
- (o) Hardsurfacing proposals including surfacing materials;
- (p) The provision to be made for the parking of vehicles;
- (q) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (r) The provision to be made for the storage and removal of refuse from the premises;
- (s) The provision to be made for street lighting;

- (t) The provision to be made for external lighting;
- (u) The location, height and appearance of any chimney(s);
- (w) The measures to be taken to prevent damage to existing trees (and hedgerows) throughout implementation of the development;

Reason: To secure orderly development.

- 4 There shall be no first floor windows in the end / side elevations of the proposed property (that is in those elevations facing in the direction of nos.32 and 26a Beacon Square), other than windows which shall be:

- (a) permanently glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4, and
- (a) permanently non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities of the neighbouring residents and having due regard policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. October to March inclusive), and all materials, equipment and machinery shall be stored in a designated compound within the curtilage of the property. The sensitive receptor is the nearest point of the Chichester and Langstone Harbours Special Protection Area or any supporting habitat (e.g. high tide roosting site). In this instance the beach to the rear of the application site

Reason: To protect the adjacent Chichester and Langstone Harbours Special Protection Area and supporting habitat.

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

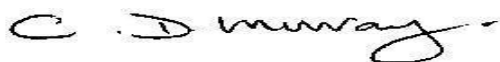
Design and Access Statement Sept 2014
Location and Site Plan drawing no 5585/SL-10

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 Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (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 were updated about issues after the initial site visit.
- (8) The applicant is advised that the development the subject of this outline consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. On approval of the last reserved matter arising from this outline consent, this development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk



Mr Chris Murray
Service Manager (Planning Development)

26 November 2014