



Havant
BOROUGH COUNCIL

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Mr G Ash
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For: Mr K Boothroyde

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

Application Number: APP/14/00692

Site Address: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR

Proposal: **Erection of 3No. 2bed dwellings with associated landscaping and car parking.
Erection of bin and cycles store.**

Further to your application received on 02 July 2014 which was valid from 30 July 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 three dwellings hereby permitted shall only take vehicular access via the private one-way system operated on the site of Newtown House Hotel, approved under planning permission 09/52209/035. No direct access shall be taken to the dwellings from the exit drive located immediately north of Plot 1.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011
- 3 No development hereby permitted shall commence until details of the proposed signage for the exit has been submitted to and agreed in writing by the Local Planning Authority. Such details shall include size, wording, colour and positioning of 'No Entry' signage and directional signage (directing road users to the entrance driveway 60m to the south), which is to be located adjacent to the egress drive onto Manor Road, north of the dwelling at plot 1 hereby approved and 'No Entry' painted lettering which is to be painted onto the surface of this egress drive. Once agreed the signage and painted lettering shall be respectively erected and painted prior to the first occupation of any dwelling hereby permitted and thereafter retained and maintained in good condition at all times.

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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.

- 4 Construction of the buildings and boundary walls hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality 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.

- 5 Construction of the buildings hereby permitted shall not commence until full details of:

1. all new windows and doors

2. the siting and design of any proposed external meter boxes/metal ducting/flues

have been submitted to and approved in writing by the Local Planning Authority. The windows and doors and other external fixtures shall then be installed in full accordance with the approved details.

Reason: Having due regard to the site's location adjacent a Grade II Listed Building where particular care in the choice of materials and finishes and detailing is necessary to ensure a satisfactory appearance, in accordance with policies CS11.4, 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 2 parking spaces have been provided for each dwelling in accordance with the approved plans. None of the dwellings hereby permitted shall be occupied until space for the loading, unloading and parking of vehicles 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.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, D, E, G and H of the 1995 Order, as amended, shall be erected within the curtilage of any of the dwellinghouses hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 8 Each of the dwellings hereby approved shall not be occupied until a completed Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that each dwelling 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 No development including site clearance shall commence on the site until the sycamore tree to the north-east of the hereby permitted dwellings, the subject of TPO No 1079, has been protected by fencing sited along the northern verge of the private drive. Such 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 CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted shall commence until details of measures to attenuate the levels of noise within the dwellings from traffic on Manor Road has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers in those dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012

- 11 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Fridays; 0800 and 1300 on Saturdays and not at all on Sundays and all recognised public holidays.

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

- 12 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupiers of nearby properties from light disturbance/pollution, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Block/Location Plan Drawing No 13:087:01
Existing Site Plan Drawing No 13:087:02
Proposed Site Plan Drawing No 13:087:03 Rev A
Plans & Elevations Drawing No 13:087:04
Lean to Shed Plans & Elevations Drawing No 13:087:05 Rev A

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,
- You were updated about issues after the initial site visit,
- Your application was acceptable with amendments which were forthcoming.



Mr Chris Murray
Service Manager (Planning Development)

24 September 2014