



Havant
BOROUGH COUNCIL

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Mr R Hill
Roger Hill Building Design
30 Tilmore Gardens
Petersfield
GU32 2JE

For: Rt Hon Willetts

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

Application Number: APP/13/00386

Site Address: 86 West Street, Havant, PO9 1LN

Proposal: Demolition of existing 3 bed house and construction of 2No. 2 bed terraced houses.

Further to your application received on 29 April 2013, which was valid from 13 May 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 1 year from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and in addition to ensure a shorter time period for commencement given the condition of the building and the scaffolding which is detracting from the character and appearance of the area and causing obstruction to the highway having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 Construction of the building 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 character and appearance of the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the

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implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. 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 neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

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 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

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 and the National Planning Policy Framework 2012.

- 7 The dwellings hereby permitted shall not be occupied unless and until the cycle and bin stores have been provided in accordance with the submitted details. They shall thereafter be retained for cycle/bin storage in accordance with the approved details.

Reason: To ensure that adequate bin and cycle storage is provided in the interests of amenity and to encourage sustainable transport options having due regard to policies CS16, DM10 and DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to 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.

- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To protect the character and visual amenities of the Conservation Area, to protect the amenities of adjoining residents and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the west facing elevation of the western unit without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 No development hereby permitted shall commence until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall thereafter be fully implemented and retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure suitable surface water drainage is provided and in the interests of protecting groundwater resources within a sensitive groundwater area and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 No development shall be commenced unless and until full details of materials, design and finishes of the proposed windows and doors have been submitted to and approved in writing by the Local Planning Authority. Window and door details to be at 1:20 scale (minimum) and shown in plan, elevation and section in relation to the masonry in which they are to be set. A full scale glazing bar detail to be provided where applicable. The windows and doors shall thereafter be provided and maintained in accordance with the approved details.
Reason: To protect the special character of the Conservation Area and to ensure a building of quality having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 No external meter boxes, flues or mechanical ventilation extracts shall be provided unless and until full details have been submitted to and approved in writing by the Local Planning Authority. Any such installations shall thereafter be carried out and maintained in accordance with the approved details.
Reason: To preserve the character and appearance of the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Before any work is undertaken in pursuance of this permission to demolish any part of the building, the applicant shall take such steps to carry out such works as shall during the progress of the works permitted by this permission secure the safety and stability of that part of the adjacent Jacobs Court building adjoining the site.
Reason: In the interests of the preservation of that part of the building which is to be retained and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 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.

- 16 The building shall not 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.

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

Site and Location Plans Drawing No. 732.01

Floor Plans and Elevations as Existing Drawing No. 732.02

Floor Plans Drawing No. 732.03

Elevations as proposed Drawing No. 732.04A

Sections and Part Front Elevation Drawing No. 732.05

Bicycle Store Drawing No. 1991.02

Wheelie Bin Store Drawing No. 1991.03

Design and Access Statement April 2013 as amended - Roger Hill

Heritage Statement

Phase 1 Ecological Survey ECOSA March 2010

First Stage Appraisal - Andrews Newby Partnership August 2009

Addendum to First Stage Appraisal 2844 - Andrews Newby Partnership August 2009

Letter dated 4th May 2010 2844 Existing Front South Elevation

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 Planning and Development service at the 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:

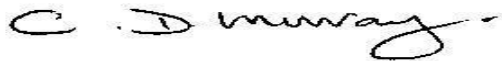
- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (5) The applicant is advised of the contents of the letter from the Environment Agency dated 4th June 2013 (copy enclosed). In particular the following comments have been received:

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence.

This permission is separate from planning permission and cannot be considered retrospectively.

- (6) The applicant is advised of the contents of the letter from the Hampshire Constabulary Crime Prevention Design Advisor dated 14th June 2013 (copy enclosed).
- (7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 29th July 2013 which requires a HCC Highways Contribution of £3745.



Mr Chris Murray
Service Manager (Planning Development)

31 July 2013