



Havant
BOROUGH COUNCIL

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To:
Mr Galloway
Peter Galloway
17A Langstone Road
Havant
PO9 1RA

For: Mr Heather
Dolphin Homes

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Approval of Reserved Matters**

Application Number: APP/13/01206

Site Address: 42 Bedhampton Hill, Havant, PO9 3JW

Proposal: Reserved Matters Application relating to appearance (Condition 3a), landscaping (Condition 3b) and other matters (Condition 3c-g) following Outline Planning Permission APP/13/00457.

Further to your application received on 02 December 2013, which was valid from 04 December 2013, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Conditions 3a, 3b and 3c-g of Outline Planning Permission APP/13/00457** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/13/00457 dated 20 September 2013
- (ii) The plans and other documents submitted with your application; and
- (iii) The following additional conditions:

Conditions:

- 1 Notwithstanding the details shown on the submitted plans, construction of the buildings hereby permitted shall not commence until samples of all external facing and roofing materials have 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: To ensure the appearance of the development is satisfactory 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.

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

Soft Landscaping Proposals Drwg. No. 1579-3001 received 28/01/2014
Hard and Soft Landscaping proposals 12/100/LP01 rev B received 28/01/2014
Terraforma Supporting Statement received 28/01/2014

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AIA, Method Statement and Tree Protection Plan 13201/BT4 received 28/01/2014
Existing Building Conversion Plans 12/100/RM02 rev B received 18/12/2013
Existing Building Conversion Elevations 12/100/RM03 rev B received 18/12/2013
Lodge 1 Details 12/100/RM04 received 2/12/2013
Lodge 2 Details 12/100/RM05 received 2/12/2013
Lodge 3 Details 12/100/RM06 received 2/12/2013
Site Sections 12/100/RM07 received 2/12/2013
Lodge 1 Details 12/100/RM08 received 2/12/2013

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

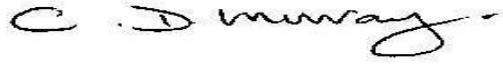
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 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

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- application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

14 February 2014