



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr D McGregor
47 Westbourne Avenue
Emsworth
PO10 7QN

For: Mr & Mrs P Hartley

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

Application Number: APP/13/00553

Site Address: 151-153 Southwood Road, Hayling Island

Proposal: Construction of one pair of 3 bed semi-detached houses and 1No. 2 bed bungalow with access from Southwood Road.

Further to your application received on 04 June 2013, which was valid from 27 June 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 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 Construction of the buildings hereby permitted shall not commence until samples and details 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 the construction of the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 The dwellings shall not be occupied until space for the parking of two vehicles per dwelling (including car port) has been provided as indicated on the approved site layout plan (drawing no. 1614/O1b). The parking 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.

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- 4 Prior to the commencement of development full details of the proposed hard surfaced areas of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 5 The dwellings shall not be brought into use until the boundary screening proposals for the site, as shown on the Proposed Site Layout Plan (Drawing No. 1614/O1b) have been completed in full accordance with that plan. The approved boundary screening shall thereafter be retained at all times.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 6 No development hereby permitted nor any related site clearance shall commence until a plan and details 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, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7 Prior to the commencement of development a plan and full details for the storage of materials, site offices and wash down to prevent the deposit of mud onto the highway, on site shall be submitted to and approved in writing by the local planning authority. The approved storage, offices and wash down facilities shall be made 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.
- 8 Site 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 policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 9 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
- The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (produced by Dan McGregor Associates and received by Havant Borough Council on 4th June 2013) and the following mitigation measures detailed within the FRA:
1. Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD) as per section 4.1 of the FRA.
- Reason:** To ensure the dwellings are constructed in accordance with the flood risk measures proposed in the submitted Flood Risk Assessment and in the interests of public safety; in accordance with Policy CS15 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.
- 11 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the site has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
- Reason:** To safeguard the amenities of the locality and/or 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.
- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the semi-detached houses and detached bungalow hereby approved [including the addition of and insertion of windows and roof lights] permitted by Part 1, Classes B and C of the Town and Country Planning General Permitted Development Order 1995 (as amended) shall be constructed without the prior written approval of the Local Planning Authority.
- Reason:** In the interests of the residential amenities of adjoining neighbours and to prevent direct overlooking and loss of privacy of neighbouring dwellings and between the dwellings hereby approved. In accordance with Policy CS16 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.
- 13 The first floor windows in the side elevations of the semi-detached houses, and the ground floor windows in the north elevation of the detached bungalow hereby approved shall at all times be and remain 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. No other windows or openings shall be created in the side elevations of the semi-detached houses, or north elevation of the detached bungalow, without the 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.

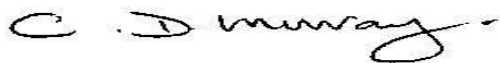
- 14 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan - Drawing No. 1614/L01
Amended Site Layout Plan - Drawing No. 1614/O1b
Proposed Floor Plans Plot 1 - Drawing No. 1614/O2a
Amended Proposed Elevations Plot 1 - Drawing No. 1614/O3b
Proposed Floor Plans Plots 2 and 3 - Drawing No. 1614/O4a
Proposed Elevations Plots 2 and 3 - Drawing No. 1614/O5a
Proposed Street Scene - Drawing No. 1614/O6a
Proposed Site Section - Drawing No. 1614/O7b
Flood Risk Assessment, Stamped 4th June 2013, prepared by Dan McGregor Associates
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;
- You agreed to an extension of the application determination period.



Mr Chris Murray
Service Manager (Planning Development)

27 September 2013

