



Havant
BOROUGH COUNCIL

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Mr J Pulfrey
ACL Design
6 Watersmeet Road
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For: Mr S Bell

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

Application Number: APP/13/00190

Site Address: 28 The Kench, Ferry Road, Hayling Island, PO11 0DF

Proposal: Demolition of existing 2 bed detached bungalow. Construction of replacement 1No. 2 bed bungalow.

Further to your application received on 25 February 2013, which was valid from 07 March 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 building hereby permitted shall be carried out strictly in accordance with the specification of the types and colours of all external roofing and external facing materials, including window and doors, set out in the Application for Planning Permission Form received by the Council on 25 February 2013, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A 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: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A to G 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: In the interests of visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the south, east or west elevations of the building hereby approved, 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.
- 6 The development hereby permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision A, dated May 2013, and the following mitigation measures detailed within the FRA:
- Finished floor levels of the residential unit are set no lower than 3.6m above Ordnance Datum (AOD);
 - Flood Resilience measures are applied as per page 8 of the FRA;
 - The Environment Agency's Flood Warning service is signed up to.
- Reason:** To reduce the risk of flooding to the proposed development and its future occupants and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent designated sites (SSSI/SPA/Ramsar/SAC) and will include (though not necessarily be limited to):
- Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
 - 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) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dbAmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor (NB: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance, the Chichester & Langstone Harbours SPA, which is adjacent to the site and could be impacted by this proposal).
 - In accordance with Environment Agency guidelines, all reasonable precautions shall be undertaken to ensure that no pollutants enter the water-course.
 - All materials, equipment and machinery shall be stored in a designated compound, within the curtilage of the property and outside the SSSI.
 - The applicant shall carry out operations in such a way as to give rise to as little damage as reasonably practical to the SSSI. This includes restricting vehicles movements within the SSSI/SPA/Ramsar/SAC to a minimum.
 - All contractors working on site shall be made aware of the designation afforded Chichester & Langstone Harbours as a SSSI and be provided with a map that clearly shows its defined boundary in relation to the development site.
- The development hereby permitted shall only be carried out in accordance with the approved CEMP.

Reason: To safeguard sites of acknowledged ecological importance and minimise disturbance to over-wintering birds, and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development hereby permitted shall be constructed so as to attain a minimum standard of Level 3 of the Code for Sustainable Homes.

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

PL-100 A (Site Plan)

PL -107 A (Proposed Elevations and Floor Plan)

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the application site and locality; the effect on neighbouring amenities; flooding, biodiversity, highways and efficient use of resources. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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.

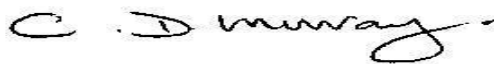
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- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner by;

- 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 invited to address issues arising from the initial site visit and responses.
- (5) Please note the following Building Control comments on the proposal: Bin storage provision will be required; The lounge window on the west elevation should not exceed 1 square metre in area.
- (6) Please note that the following advice of the Council's Coastal Engineer: Access to the site via Ferry Road may be limited during an extreme tidal flood event; The applicant should discuss with Langstone Harbour Board the requirement to apply for a works licence for this proposal.
- (7) Please note the following Environment Agency advice: The finished floor level of the proposal would be below 4.4m Above Ordnance Datum (AOD), which is the design tide level normally applied to new residential development in this area. This level takes into account sea level allowances for the next 100 years but does not take into account the effect of waves (which could increase this level), or any flood risk management measures that may be present (which could reduce this level). The Flood Risk Assessment for the proposal refers to a tide level of 3.3m AOD, which is the 0.5% probability predicted tide level at the present day, without the required allowance for climate change. As a result of the floor levels being approximately 0.8 metres below the design tide level in 2115, there is a risk of flooding beyond approximately 2055, or sooner if wave action is significant. This is likely to result in a significant risk of internal property flooding and to the access route. We would therefore recommend the applicant incorporates measures to protect themselves against this risk such as a flood warning and evacuation plan, particularly as the proposed property will not have a refuge above the 2115 design tide level, and flood resilient construction methods. For further information, please contact Rebecca Bishop on 0300 060 3900.



Mr Chris Murray
Service Manager (Planning Development)

14 June 2013