



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

To:
Mr D De Miguel Martin
1 Links House
Fairway Business Centre
Dundas Lane
Portsmouth PO3 5BL

For:

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

Application Number: APP/13/00277

Site Address: Land Adjacent to The Retreat, Croft Lane, Hayling Island, PO11 0LT

Proposal: Outline Application for the erection of 2No. dwellings and new garage for existing dwelling, utilising access onto Croft Lane. (Revised Application).

Further to your application received on 20 March 2013, which was valid from 03 June 2013, Havant Borough Council, as Local Planning Authority, **Grants Outline 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 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.
 - (i) **The reserved matters:**
 - (a) The scale and appearance of all buildings (including details of the colour and texture of external materials to be used);

Our Ref: APP/13/00277

- (b) Landscaping including a landscape design showing the planting proposed to be undertaken, replacement tree details, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

- (c) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings and the surrounding ground levels in relation to existing ground levels, notwithstanding any levels submitted at outline stage;
- (d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (e) The alignment, height and materials of all walls and fences and other means of enclosure;
- (f) Hardsurfacing proposals including surfacing materials;
- (g) The provision to be made for the parking, turning, loading and unloading of vehicles.

Reason: To secure orderly development and having due regard to policies CS16, CS11, CS15, DM8 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The development hereby permitted shall not be commenced until an Interim 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 the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

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.

- 5 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 policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 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 to avoid damage to the health of existing trees, and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 The development shall not be brought into use until a minimum of 6No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 The development shall not be brought into use until the turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear. This space shall thereafter always be kept available for such use.
Reason: In the interests of highway safety and having due regard to policy CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 9 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to policies CS16, DM8, CS15 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 10 The development shall be carried in strict accordance with the agreed Arboricultural Method Statement received 28/03/2013.
Reason: To protect the nearby trees and having due regard to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 11 The mitigation measures included in the submitted Ecology Assessment and Bat Inspection received 28 March 2013 must be complied with in full, unless otherwise approved in writing by the LPA. Thereafter, the mitigation, compensation and enhancement measures shall be permanently maintained and retained in accordance with the approved details. This includes the removal of the tiles on the affected area of the roof of the existing building shall be carried out by hand. If bats, or evidence of bat presence (e.g droppings, bat carcasses or insect remains) are encountered at any point during this development, all work shall stop immediately and further advice sought from Natural England and/or a professional ecologist.
Reason: To ensure the favourable conservation status of protected species and having due regard to the National Planning Policy Framework 2012 and the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000).
- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Design and Access Statement document received 20 March 2013
 - Indicative Proposed Elevations drwg no. 101/P/197.08 rev.C received on the 13 May 2013
 - Indicative Proposed Floor Plans drwg no. 101/P/197.13 rev.B received on the 14 May 2013
 - Site Location Plan and Proposed Site Plan, showing Layout, Access and OD Site Levels, drwg no. 101/P/197.07 rev.G1 received on the 20 March 2013
 - Arboricultural Impact Assessment and Method Statement received 28 March 2013
 - Ecological Assessment and Bat Inspection received 28 March 2013
- 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
CS17	Concentration and Distribution of Development within the Urban Areas
CS21	Developer Requirements
CS9	Housing
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

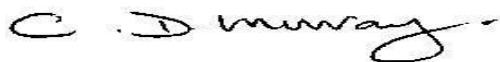
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect of the layout and scale on character and appearance of the area; effect of the layout and scale on neighbouring occupiers; access and highway implications; financial contributions; flood risk and drainage; effect on trees. 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 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.

Our Ref: APP/13/00277

- (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) 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (8) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 23 May 2013 which requires a Transport Contribution to Hampshire County Council of £10,914.
- (9) You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0845 2780845.
- (10) Your attention is drawn to the provisions of Sections 12 &13 of the Hampshire Act 1983 relating to access fro the Fire and rescue Service. You can view a copy of the Act at www.legislation.gov.uk/ukla/1983/5/pdfs/ukla_19830005_en.pdf

You are advised that the current access and turning arrangement may not comply with this legislation and that a sprinkler system may be required to be installed within both plots



Mr Chris Murray
Service Manager (Planning Development)

20 June 2013