



Havant
BOROUGH COUNCIL

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Mr J Douglas RIBA
Jeffrey Douglas Chartered Architect
114 Havant Road
Hayling Island
PO11 0LJ

For: Mr & Mrs Lines

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

Application Number: APP/13/00380

Site Address: 5 Warren Close, Hayling Island

Proposal: Demolition of existing detached four bedroom two storey house and construction of a replacement four bedroom two storey house with attached garage. Amended application as approved under APP/12/00052 to include installation of roof mounted photovoltaic panels.

Further to your application received on 25 April 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and access statement dated April 2013
Location plan 2911/201B
Site survey 2911/202C
Site plan, proposed section, elevations and floor plans 2911/203C, 2911/204B, 2911/205B, 2911/206A, 2911/207B, 2911/210B, 2911/2112911
Written statement prepared by Jeffrey Douglas dated July 2012.
Schedule of External Materials dated July 2012 Rev A
An Interim Certificate of Compliance with the Code for Sustainable Homes by Build Energy,
ref 007832-120709-02-1096
Proposed site plan drg. no. 2911/3202

Our Ref: APP/13/00380

Arboricultural Method Statement and tree protection plans as prepared by the consultant,
Bernie Harverson dated July 2012.

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be brought into use until a minimum of 3 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 The Planning Policy Framework, March 2012.

- 4 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 Core Strategy 2011 which forms part of the Local Development Framework and The Planning Policy Framework, March 2012

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes 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 amenities having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The Planning Policy Framework, March 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed east and west elevations 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 Core Strategy 2011 which forms part of the Local Development Framework and The Planning Policy Framework, March 2012.

- 7 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (within the Design and Access Statement by Jeffrey Douglas Chartered Architect, dated April 2013) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 4.00 metres above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy DM9 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, The Planning Policy Framework, March 2012

- 8 The development shall be carried out in accordance with:-

Best practice 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 northern site boundary) to be undertaken during the bird over wintering period - 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 northern site boundary

Hoarding or Heras fencing with timber boarding and/or sheet foam insulation shall be provided on or near the northern boundary with the foreshore during the construction period if construction works are undertaken between October and March.

Reason To minimise disturbance to over wintering and nesting birds, and having due regard to policy DM9 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, The Planning Policy Framework, March 2012 and advice from Natural England.

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
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS9	Housing
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

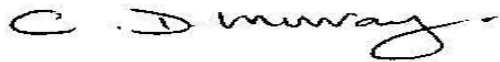
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of appropriateness of design and effect on the character of the area; effect on neighbouring properties; environmental issues; flood issues; highways. 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.
- (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:

- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

19 June 2013