



Havant
BOROUGH COUNCIL

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Mr Brown
Dwell Design
28 Beaconsfield Avenue
Cosham
Portsmouth
PO6 2PT

For: Mr Johnson

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

Application Number: APP/13/00567

Site Address: Oak House, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: New single storey extensions over existing ground floor extensions, new two and a half storey rear extension. Increase in ridge height and new porch to front extension, modifications to existing bell mouth and new domestic garage.

Further to your application received on 11 June 2013, which was valid from 24 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 shall be submitted to and approved 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement received 10 June 2013
Site Location Plan Drg 13011/01 received 10 June 2013
Site Layout Plan Drg 13011/09 revision a received 30 September 2013
Existing Ground Floor Plan 13011/02 received 10 June 2013
Existing First Floor Plan 13011/03 received 10 June 2013
Existing Second Floor Plan and Roof Plan 13011/04 received 24 June 2013
Existing South East Elevation 13011/05 received 10 June 2013
Existing South West Elevation 13011/06 received 10 June 2013
Existing North West Elevation 13011/07 received 10 June 2013
Existing North East Elevation 13011/08 received 10 June 2013
Proposed Ground Floor Plan 13011/10 received 10 June 2013
Proposed First Floor Plan 13011/11 received 10 June 2013
Proposed Second Floor Plan and Roof Plan 13011/12 received 24 June 2013
Proposed Garage Floor Plans 13011/13 received 24 June 2013
Proposed House Elevations 13011/14 received 10 June 2013
Proposed Garage Elevations 13011/10 received 10 June 2013
Tree Report and Tree Protection Plan prepared by Gifford Tree Service received 3 September 2013
Reason: - To ensure provision of a satisfactory development.
- 4 The existing hedge and trees along the western boundary of the site shall be retained and reinforced where necessary to a minimum height of 3 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The outbuilding proposed to be used as a garage/boatshed/hobbyspace/storespace hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area 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.
- 6 No development including site clearance shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected in accordance with the Tree Protection Plan submitted on the 3 September 2013. The protective fencing shall conform to the following specification in accordance with BS5837 2005.
Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.
Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The driveway and associated hardstanding shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition. No migrating material shall be laid within 3 metres of the access to the highway.
Reason: To ensure adjacent trees are not adversely affected by the driveway and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 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 hardsurfaced 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

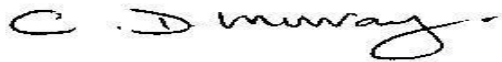
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the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

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

Mr Chris Murray
Service Manager (Planning Development)

07 October 2013