



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 Donohue
Southern Planning Practice
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

For: Mr Cleeve
Fratton Builders Ltd

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

Application Number: APP/14/00008

Site Address: Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant

Proposal: Construction of 3No. 2 bed terraced houses, incorporating access and parking from Kingscroft Lane.

Further to your application received on 02 January 2014, which was valid from 07 January 2014, 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 No development which leads to works below existing ground or floor levels shall take place until the applicant has secured the implementation of an archaeological monitoring and recording action (watching brief) in accordance with a specification that has been submitted to and approved in writing by the Planning Authority.
Reason: To ensure that any existing archaeology is adequately considered during the proposed development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 None of the dwellings hereby approved shall be occupied until a more 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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 None of the dwellings hereby approved shall be occupied until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development hereby permitted shall not be occupied unless and until the existing access to the site from Bedhampton Road has been stopped up and abandoned and any footway/verge crossings reinstated to full face kerb and at grade footway.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The building shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such 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.
- 9 Prior to the occupation of the dwellings hereby permitted details of the provision to be made for bin collection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be retained and

available for bin collection thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate provision is made for waste collection and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 The dwellings hereby permitted shall not be occupied unless and until the sheds to allow for cycle parking provision have been provided and thereafter retained in accordance with the submitted details.

Reason: To ensure that adequate facilities are provided to encourage non car based sustainable transport options in accordance with policy DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 The first floor windows at 1st floor level in the west facing elevation of the building shall:-

(i) be fixed shut, or fitted with restricted openings in accordance with details to be submitted to and approved in writing by the Local Planning Authority; and

ii) 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.

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.

- 12 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality 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.

- 13 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To control the development in detail to ensure that the design is not compromised by inappropriate detailing in this sensitive location adjacent to a listed building and having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 Prior to the commencement of the development full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. These details shall include plans and sections at 1:20 scale. The windows and doors shall be installed in accordance with the approved details.

Reason: In order to ensure the appropriate high quality design and detailing for the dwellings in this sensitive location adjacent to a listed building and having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework 2012.

- 15 The development hereby permitted shall not commence unless and until an Arboricultural Method Statement including a Tree Protection Plan both in compliance with BS:5837 (2012) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out

and maintained solely in accordance with the approved details.

Reason: To ensure that the development does not harm a significant off site tree having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 Prior to the commencement of construction of the dwellings hereby permitted a scheme to mitigate noise pollution to the dwellings and their gardens shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of glazing including frames, ventilation and eastern boundary fencing. The development shall subsequently be completed in accordance with the approved scheme prior to the occupation of the dwellings.

Reason: To ensure that a satisfactory living environment in relation to noise is provided for future residents and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with emerging policy DM18 of the Havant Borough Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2012.

- 17 Prior to the commencement of the development approved by this Planning Permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A desk study identifying:

- All previous uses
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1), for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report shall be prepared on completion of the works set out in (3) [if any] confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting, if appropriate.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building and demolition activities undertaken at the site, and from adjacent land uses, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with policies DM17 and DM8 of the emerging Havant Borough Draft Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2011.

- 18 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building and demolition activities undertaken at the site, and from adjacent land uses, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with policies DM17 and DM8 of the emerging Havant Borough Draft Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2011.

- 19 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/B/C/D/E/F/H 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: To enable the Local Planning Authority to maintain control in the interests of the character and appearance of the development having due regard to the setting of the Listed Building and the restricted nature of the site and to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 20 No development hereby permitted nor any related site clearance shall commence until a plan and particulars 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 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 21 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 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.

- 22 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan Licence Number 100022432
Block Plan & Street Elevation with lighting bollards added Drawing Number
BSY/SE,P/01 Rev A

Proposed Ground Floor Plan Drawing Number CD001 Rev A
Proposed First Floor Plan Drawing Number CD002 Rev A
Front Elevation with materials added Drawing Number CD003 Rev A
Rear Elevation Drawing Number CD004 Rev A
Side Elevation 1 Drawing Number CD005 Rev A
Side Elevation 2 Drawing Number CD006
Planning, Design and Access and Heritage Statement Received 2nd January 2014
Noise Assessment Technical Report: R5011-2 Rev 0 Dated 26th February 2014
Development Viability Appraisal February 2014
Bollard Lighting Detail
Email from Southern Planning Practice Limited dated 14th February 2014

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

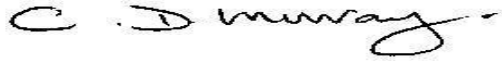
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 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.
- (5) The applicant is advised in relation to condition 18 to engage with Environmental Health at an early stage regarding the scope of required investigations, in order to avoid unnecessary delay in achieving compliance with this condition.
 - (6) The applicant is advised that the development the subject of this permission is liable to the Community Infrastructure Levy (CIL) Schedule which became a

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material planning consideration on 1st August 2013. For further information, see the CIL pages online at www.havant.gov.uk

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

Mr Chris Murray
Service Manager (Planning Development)

04 March 2014