



Havant
BOROUGH COUNCIL

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Mr Yeates
Yeates Design LLP
74 Clerkenwell Road
London
EC1M 5QA

For: Mr & Mrs Peters

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

Application Number: APP/13/00487

Site Address: 12 Wittering Road, Hayling Island, PO11 9SP

Proposal: Demolition of existing 4 bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house.

Further to your application received on 22 May 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 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 National Planning Policy Framework, March 2012.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties, the visual amenities of the streetscene and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

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- 4 The new dwelling 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 National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall not be occupied until a Completion Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code. The development shall have been 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.
- 6 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement prepared by Technical Arboriculture Limited, received by the Local Planning Authority on the 11 July 2013.
Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 7 No percussive piling or works with heavy machinery shall be undertaken within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: In the interests of nature conservation to protect over-wintering birds and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012 and S281 of the Wildlife and Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000).
- 8 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, E and F of The Town and Country (General Permitted Development) Order, as amended, shall be erected within the curtilage of the new dwelling hereby permitted without the prior written approval of the Local Planning Authority.
Reason: To ensure that the development is satisfactory in terms of visual impact on the AONB and having due regard to policy CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Site plan drwg.no 528/P/001 received 22 May 2013
Proposed Layout Plan drwg.no 528/P/008 received 22 May 2013
Existing Block Plan drwg.no 528/P/002 received 22 May 2013
Proposed Block Plan drwg.no 528/P/009 received 22 May 2013
Existing Ground Floor Plan drwg.no 528/P/003 received 22 May 2013
Existing First Floor Plan drwg.no 528/P/004 received 22 May 2013
Existing Roof Plan drwg.no 528/P/005 received 22 May 2013
Existing Elevations E/W drwg.no 528/P/006 received 22 May 2013
Existing Elevations N/S drwg.no 528/P/007 received 22 May 2013
Proposed Ground Floor Plan drwg.no 528/P/010 received 22 May 2013
Proposed First Floor Plan drwg.no 528/P/011 received 22 May 2013

Proposed Roof Plan drwg.no 528/P/012 received 22 May 2013
Proposed Elevations E/W drwg.no 528/P/013 received 22 May 2013
Proposed Elevations N/S drwg.no 528/P/014 received 22 May 2013
Design & Access Statement received 22 May 2013
Flood Risk Assessment produced by Betts Associates received 16 July 2013
Arboricultural Impact Assessment and Method Statement received 11 July 2013
Landscape Plan 528P009 Rev A received 9 July 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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS14	Efficient Use of Resources
CS16	High Quality Design
CS21	Developer Requirements
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 the appropriateness of the design; effect on the character of the AONB; effect on neighbouring properties; effect on existing trees; and highway implications. 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) 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 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)

18 July 2013