



Havant
BOROUGH COUNCIL

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Mr M Waters
62A Hulbert Road
Havant
PO9 3TG

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

Application Number: APP/13/00992

Site Address: Land adjacent to 62A Hulbert Road, Havant, PO9 3TG

Proposal: Variation of Condition 10 of Planning Permission APP/12/00312 relating to amendments to approved design of new dwelling regarding design of bays and addition of dormers.

Further to your application received on 02 October 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 materials of the building hereby permitted shall accord with the samples and details submitted as part of this application. These being;

Bricks - Terca Cassandra
Roof Tiles - Marley Ashurst.

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 The finished levels (above ordnance datum) of the proposed building and the surrounding ground levels shall accord with submitted Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014.

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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.

- 4 The development hereby permitted shall not continue prior to the completion of the installation of all screening provision as submitted on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014 hereby approved by the Authority. At all times the 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 National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall not continue prior to the completion of the installation of a material storage compound as submitted on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014 hereby approved by the Authority. The approved compound shall be available prior to the continuation 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.
- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Class A of the 2010 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 the amenities of the locality 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the existing dwelling and a minimum of 3 parking spaces within the curtilage of the new dwelling as shown on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014, 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.
- 8 The turning space in front of the existing and proposed dwellinghouses shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.
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.
- 9 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. 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.

- 10 The implementation of the approved replacement hedge to the front boundary of the site, as detailed on approved plan Site Layout Drwg.No HUL003 rev C received 5 November 2013 approved under planning consent APP/13/00887, shall be completed in full accordance with the submitted scheme prior to occupation of the dwelling. 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 National Planning Policy Framework, March 2012.

- 11 The development hereby permitted shall not be occupied prior to the completion of the installation of all hardstanding as submitted on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014 hereby approved by the Authority.

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

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

Location Plan, Block Plan, Streetscene and Site Layout Drwg.No HUL003 rev B received 14 January 2014.

2nd Floor Plan and Elevations as proposed Drwg.No HUL002 rev C received 5 September 2013.

Proposed Section A-A Drwg.No HUL004 received 5 September 2013.

Proposed Floor Plans Drwg.No HUL001 received 5 September 2013.

Roof Plans Drwg.No HUL005 received 5 September 2013.

Reason: - To ensure provision of a satisfactory development.

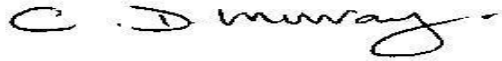
Other Important Information:

- (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 Development Control Service at the Civic Offices 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)

24 January 2014