



Havant
BOROUGH COUNCIL

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Mr J Swift
Forder House
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GU31 5RX

For: Mr D Willetts

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

Application Number: APP/13/00051

Site Address: Land to rear of 78-86 West Street, Havant, PO9 1LN

Proposal: New car parking within secure enclosure, located to rear gardens of properties No. 78 to No. 86 (even numbers). Access to car park via bridge over northern ditch from Park Way. (Revised Application).

Further to your application received on 16 January 2013, which was valid from 22 January 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 Car Parking hereby provided shall not be used at any time for customer parking in association with adjacent commercial premises.
Reason: To accord with the application and in the interests of highway safety and residents amenity having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS16 and DM13 together with the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement January 2013
Tree Survey Arboricultural Assessment April 2012
Proposed Parking Drawing No. 2844/P/01 Rev H
New Access Bridge General Arrangement and Sections Drawing No. 2844/P/02 Rev B
Elevations Drawing No. 2844/P/03 Rev C
Reason: - To ensure provision of a satisfactory development.

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- 4 Notwithstanding the submitted Tree Survey - Arboricultural Impact Assessment no trees other than as shown on drawing number 2844/P/01 Rev H shall be felled as a result of this development. The development shall not commence unless and until details of tree protection during development and a no-dig construction method statement within the root protection area have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out fully in accordance with the approved details.

Reason: In the interests of tree protection and the character and appearance of the Conservation Area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

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
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 impact on the Conservation Area, highway/parking issues, flood risk/drainage issues, the impact on trees, crime and disorder issues and the impact on neighbouring residents. 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) The Applicant is advised that the Environment Agency have made the following comments:

Please be aware that the application may require Flood Defence Consent under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in under, over or within metress of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence.

This permission is separate from planning permission and cannot be considered retrospectively.

The applicant is therefore advised to contact Verity Giles Planning Advisor
Environment Agency Tel 01794 834590

- (5) 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:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

19 March 2013