



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/13/00855

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. (Revised Application).

Further to your application received on 29 August 2013, which was valid from 30 August 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 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.

- 4 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.

- 5 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 30 August 2013 and the further information received by email from Nick Yeates on 30 September 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.

- 6 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).

- 7 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.

- 8 The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment FRA219 revision 2.0 dated July 2013 and finished floor levels are set no lower than 4.5m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy CS15 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/101 received 30 August 2013
Proposed Layout Plan drwg.no 528/P/109 received 30 August 2013
Existing Block Plan drwg.no 528/P/102 received 30 August 2013
Proposed Block Plan drwg.no 528/P/110 received 30 August 2013
Existing Ground Floor Plan drwg.no 528/P/104 received 30 August 2013
Existing First Floor Plan drwg.no 528/P/105 received 30 August 2013
Existing Roof Plan drwg.no 528/P/106 received 30 August 2013
Existing Elevations E/W drwg.no 528/P/107 30 August 2013
Existing Elevations N/S drwg.no 528/P/108 received 30 August 2013
Proposed Ground Floor Plan drwg.no 528/P/111 received 30 August 2013

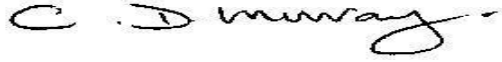
Proposed First Floor Plan drwg.no 528/P/112 received 30 August 2013
Proposed Roof Plan drwg.no 528/P/113 received 30 August 2013
Proposed Elevations E/W drwg.no 528/P/114 received 30 August 2013
Proposed Elevations N/S drwg.no 528/P/115 received 30 August 2013
Site Survey drwg.no 528/P/103 received 30 August 2013
Design & Access Statement received 30 August 2013
Flood Risk Assessment produced by Betts Associates received 30 August 2013
Arboricultural Impact Assessment and Method Statement received 30 August 2013
and further information email received from application agent received 30
September 2013
Ecological Walkover Assessment prepared by Paul Whitby of Azur Ecology received
30 August 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 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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that the development the subject of this application is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. This development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk

- (6) Because of the low lying nature of the surrounding road network access to the site may be limited during an extreme tidal flood event and so the applicant is advised to ensure residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the property.

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

Mr Chris Murray
Service Manager (Planning Development)

24 October 2013