



**Havant**  
**BOROUGH COUNCIL**

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20 Nelson Road  
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For: Mr S Tee

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

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**Application Number:** APP/13/00657

**Site Address:** 108 Lovedean Lane, Waterloo, PO8 9SN

**Proposal:** Demolition of existing 3 bed house. Construction of 1No. 4 bed detached chalet bungalow and 1No. 3 bed detached chalet bungalow and detached double garage, utilising existing vehicular access from Lovedean Lane.

Further to your application received on 01 July 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 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.



- 3 No development hereby permitted shall commence 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. 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 properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012
- 4 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 occupied until the implementation of all such hard surfacing has been completed in full accordance with that specification, and the hardstanding shall be permanently maintained in accordance with these details.  
**Reason:** In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended) or any subsequent Order revoking or re-enacting that Order, no extension, or alteration to the dwellings, including their roofs, permitted by Schedule 2, Part 1, Classes A, B & C of the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.  
**Reason:** The specific circumstances of this site warrant the Local Planning Authority having control of any further additions, and in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012
- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended) or of any subsequent Order revoking or re-enacting that Order, no building or structure permitted by Schedule 2, Part 1, Class E of the Order, as amended, shall be erected within 5 metres of the northern boundary of the curtilage of Plot A the site without the prior written approval of the Local Planning Authority.  
**Reason:** To safeguard the amenities of no. 110 Lovedean Lane in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (as amended) or any subsequent Order revoking or re-enacting that Order, no further windows shall be fitted into the side elevations or any roof slope of the buildings hereby approved.  
**Reason:** In the interests of neighbouring amenity and in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012
- 8 All first floor side windows shall: 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 National Planning Policy Framework 2012

- 9 The garage for Plot B hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.  
**Reason:** To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.
- 10 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the Local Planning Authority. This space shall thereafter always be kept available for such use.  
**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 2012.
- 11 The development shall not be brought into use until a minimum of 3 parking spaces per dwelling, and cycle parking 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 2012.
- 12 The development hereby approved shall be undertaken in accordance with the details set out within the submitted Arboricultural Impact Assessment and Method Statement. No works hereby approved shall take place until the schedule of how the development is to progress in relation to tree protection measures has been submitted to and agreed in writing by the Local Planning Authority. The Arboricultural details shall be used as a live working document on site, and the development shall be constructed in a manner strictly in accordance with these agreed details unless any variation or amendment has been otherwise agreed with the Local Planning Authority.  
**Reason:** In the interests of protecting on and off-site trees, and in accordance with Policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 13 The development hereby permitted shall not be commenced until an Interim 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 will attain a minimum standard of Level 3 in accordance with the Code. The development shall be 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 National Planning Policy Framework 2012.
- 14 No external lighting shall be installed in the rear garden of the site (i.e to the east of the approved dwellinghouse) unless plans and particulars of the same have first been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.  
**Reason:** To safeguard the amenities of the locality and mindful of biodiversity interests in the area and having due regard to policies CS11.2, CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 15 The proposed bat mitigation measures as indicated on the approved plans shall be provided and maintained in perpetuity in accordance with the details hereby approved. Any variation to these details shall have been previously agreed in writing by the Local Planning Authority.  
**Reason:** To ensure that the development accommodates protected species and in accordance with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.
- 16 No development hereby permitted shall be commenced 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. This scheme shall include measures for biodiversity. Such a 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 and measures for biodiversity 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 CS11.2, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 17 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:** To ensure that land levels are reduced where possible rather than raised in the provision of the new buildings, in order to control the impact on the surroundings and neighbouring amenities in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.
- 18 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
13.207.01 - Site Plan including Location Plan  
13.207.02 - Elevations & Floor Plans Plot A  
13.207.03 - Elevations & Floor Plans Plot B, including detached garage.  
  
**Reason:** - To ensure provision of a satisfactory development.

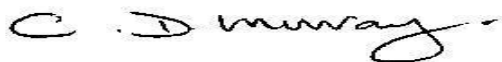
#### **Other Important Information:**

- (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](http://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) The applicant is advised that the Hampshire Fire and Rescue Service has advised that an Automatic Water Suppression System is likely to be needed as part of the subsequent Building Regulations Approval (under Document B5 of the current Building Regulation Documents).
- (5) 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,
  - Your application was acceptable to the Development Management Committee as submitted.
- (6) The applicant is advised that the development the subject of this outline consent 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. A separate CIL liability notice will be issued to accompany this planning permission. For further information, see the CIL pages online at [www.havant.gov.uk](http://www.havant.gov.uk)



Mr Chris Murray  
Service Manager (Planning Development)

23 August 2013