



Havant
BOROUGH COUNCIL

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Mr Olafsson
The Martin Ralph Group
11 Dragoon House, Hussar Court
Brambles Business Park
Waterlooville
PO7 7SF

For: Mr Frazer

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

Application Number: APP/12/00545

Site Address: Mary Rose House, Woolston Road, Havant, PO9 4JZ

Proposal: Demolition of existing Mary Rose House. Construction of 25 dwellings consisting of 15No. 3 bed houses, 4No. 1 bed flats and 6No. 2 bed flats and including amenity space, parking and bin stores. New vehicular access from Woolston Road.

Further to your application received on 28 May 2012, which was valid from 01 June 2012, 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 your application, as amended by plans and documents received on 26 July 2012 and 14 August 2012; 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 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and National

Our Ref: APP/12/00545

- 3 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 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The buildings hereby permitted shall not be occupied until the soft landscaping has been fully completed, in accordance with the approved details set out in:

Landscape Proposal - Drawing No.HAV/Hs/557.1: received 28 May 2012

Landscape Management Plan & Specification: received 28 May 2012

Planting Proposals for Malmesbury Lawn - Drawing No.HAV/Hs/557.1: received 14 August 2012

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 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 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 hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The proposed works must be carried out in accordance with the following documents and plans:

Arboricultural Method Statement

Tree Survey Schedule (BH1)

Tree Root Protection Area Schedule (BH2)

Tree Constraints Plan (BH3)

Pre Development Facilitation Tree Works Schedule (BH4)

Tree Protection Plan (BH5)

BS 5837:2005 Extracts (BH6)

Tree Survey Plan (BH.01)

prepared by Bernie Harverson, received by the Planning Authority on 28 May 2012.

Reason To ensure the trees are not adversely affected by the construction of the development and having regard to policies CS11 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 The development hereby permitted shall not be occupied until the boundary treatment shown on Drawing No.11256/RM/06 REV A, submitted to the Local Planning Authority on 28 May 2012 has been installed in full. 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 property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local

Planning Authority. The approved compound shall be available prior to the commencement 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 Core Strategy 2011 which form part of the Local Development Framework.

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension, building or structure permitted by Part 1, Classes A, D and E of Schedule 2 of the 1995 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 residential and visual amenity and to prevent overdevelopment of the site and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 11 The buildings shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details as shown on Drawing No.11256/RM/05 REV H received on 26 July 2012. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 12 The garages hereby permitted for flat units 6 - 15 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 and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Design and Access Statement

Site Plan/Block Plan as Existing - Drawing No.11256/RM/01 Rev A

Location Plan - Drawing No. 11256/RM/02 Rev A

Site Plan as Proposed - Drawing No.11256/RM/05 Rev H

Site Plan showing Boundary Treatment as Proposed - Drawing No.11256/RM/06 Rev A

Landscape Proposals - Drawing No.HAV/Hs/557.1

Planting Proposals for Malmesbury Lawn - Drawing No.HAV/Hs/557.1

House Type A - Indicative floor plans as Proposed - Drawing No.11256/RM/10 Rev E

House Type B - Indicative floor plans as Proposed - Drawing No.11256/RM/11 Rev E

House Type C - Indicative floor plans as Proposed - Drawing No.11256/RM/12 Rev D

House Type D - Indicative floor plans as Proposed - Drawing No.11256/RM/13 Rev B

House Type E - Indicative floor plans as Proposed - Drawing No.11256/RM/14 Rev B

Flats - Ground Floor plan as Proposed - Drawing No.11256/RM/15 Rev D

Flats - First Floor plan as Proposed - Drawing No.11256/RM/16 Rev G

Flats - Second Floor plan as Proposed - Drawing No.11256/RM/17 Rev F

Flats - Elevations as Proposed - Drawing No.11256/RM/20 Rev G

Houses: Units 16 - 25 Elevations as Proposed - Drawing No.11256/RM/21 Rev C

Houses: Units 1 - 25 Front and Rear Elevations and typical cross section as Proposed - Drawing No.11256/RM/22 Rev B

Indicative Site Sections East/West and Woolston Road Streetscene as Existing - Drawing No.11256/RM/30 Rev B

Indicative Site Sections West/East and Woolston Road Streetscene as Proposed - Drawing No.11256/RM/35 Rev D

Site Sections: Rear elevation of houses and flats and entrance area as Proposed - Drawing No.11256/RM/36 Rev B

Survey Drawing - Drawing No.13123:S1

Code for Sustainable Houses Ecological Assessment dated May 2012

Code for Sustainable Homes Pre-Assessment Estimate Report

Arboricultural Method Statement with associated appendices and schedules prepared by Bernie Harverson received 28 May 2012

Extended Phase 1 Habitat Survey

Landscape Management Plan & Specification

Transport Statement prepared by Paul Denyer dated 22 May 2012

Interpretive Report on Site Investigation prepared by PMC Construction & Development Services Limited dated March 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

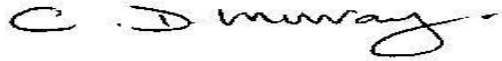
Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS21	Developer Requirements
CS9	Housing
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM2	Protection of Existing Community Facilities and Shops
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 impact upon the streetscene, residential amenity, the effect on trees and provision of affordable housing. 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 Civic Offices or by telephoning 023 9244 6015.
- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 31 August 2012 which requires a contribution towards transport, open space and the provision of 8 affordable units.

- (5) The applicant is advised that demolition, clearance, excavation, road or construction works should take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

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

Mr Chris Murray
Service Manager (Planning Development)

31 August 2012