Havant BOROUGH COUNCIL

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Mr S Young
Pro Vision Planning & Design
Grosvenor Court
Winchester Road
Ampfield
Winchester SO51 9BD

For: Tectonica Ltd

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

Application Number: APP/11/01577
Site Address: Land adjacent to 73 Third Avenue, Havant, PO9 2QR
Proposal: Erection of 2No. pairs of semi-detached 3 bed dwellings with associated landscaping and access. (Revision to approved scheme 08/67319/002.)

Further to your application received on 21 October 2011, which was valid from 03 November 2011, 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 regards 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 have been 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 Core Strategy 2011 and the National Planning Policy Framework 2012.

3 No development hereby permitted shall be commenced until a 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. Such 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 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 and DM8 of the Havant Borough Core Strategy 2011, and the 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 brought into use 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 and DM8 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework 2012.

5 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. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the 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 property and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

6 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 having due regard to Policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011.

7 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 having due regard to Policies CS16 and DM10 of the Havant Borough Core Strategy 2011.

8 Prior to commencement of development hereby approved, a scheme detailing proposed measures to protect the properties and their occupants from noise and vibration from the adjacent railway shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed in accordance with the approved details.
Reason: To safeguard the amenities of occupiers of those properties and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework 2012.

9 Construction of the development shall not commence until details of the proposed means of surface water disposal and drainage have been submitted to, and approved by, the Local Planning Authority.
Reason: To protect the amenities of the locality and having due regard to Policies CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

10 The development shall not be brought into use 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. 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, and the National Planning Policy Framework 2012.

11 No development including the site clearance shall commence on the site until all trees, shrubs and other natural features not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing in accordance with details on plan no. 08-662-01 submitted on 2 November 2011. Thereafter such fencing shall be maintained throughout the course of the works on site during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to Policies CS11 and CS16 of the Havant Borough Core Strategy 2011.

12 The load-bearing area within the defined Root Protection Area and vehicle turning area hereby approved shall be completed in accordance with the Arboricultural Report submitted on 21 October 2011.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to Policies CS11 and DM8 of the Havant Borough Core Strategy 2011.

13 The driveway and parking area shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition.
Reason: To ensure the adjacent trees are not adversely affected by the development and having due regard to Policies CS11 and DM8 of the Havant Borough Core Strategy 2011.

14 No water or effluent shall be discharged from the site or operations on the site into the railway undertaker's culverts or drains.
Reason: To maintain public safety and having due regard to the National Planning Policy Framework 2012.

15 The development hereby approved shall not be brought into use prior to the provision of bin and cycle stores in accordance with details to be first submitted to and agreed in writing with the local planning authority in the positions shown on the approved plans. Thereafter, such stores shall be retained and kept available for the storage of refuse and bicycles at all times.
Reason: To ensure the character and amenity of the area is retained and having due regard to Policies CS16 and DM13 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 2008 Order, as amended, shall be erected within the curtilage of any of the dwellings hereby permitted without the prior written approval of the Local Planning Authority.
Reason: Having due regard to the limited plot sizes and Policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250
1152/PO2 - Proposed Site Plan
1152/PO3 - Proposed Floor Plans & Site Section
1152/PO4 - Proposed Elevations
1152/PO5 - Existing Site Section
JOB-11096 - Survey rev A.fcw - Topographical Land Survey
08-662-01 - Tree Survey and Tree Protection Plan
Design and Access Statement
Sound Advice Acoustics Ltd Report 17 December 2008

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
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
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)

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 effect on the character and appearance of the area, the effect on residential amenity and highway impact. 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) Any work proposed to the sycamore in the north-east corner of the site, which is subject to a Tree Preservation Order, must be the subject of a separate application.

(5) Given the location of the sycamore tree adjacent to the railway any works proposed to the land near that tree must be undertaken with the utmost care to avoid damage to the roots which could destabilise the tree with the potential for loss of life.

(6) A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Souttigate Street, Winchester, S023 9EH (Tel 01962 858688), or www.southernwater co. uk

(7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 10th July 2012 which requires a Hampshire County Council Transport Contribution of £3750.00 to be made to the County Council prior to the commencment of development on the site.



Mr Chris Murray
Service Manager (Planning Development)

25 July 2012