Havant BOROUGH COUNCIL

PERMIT

Civic Offices
Havant
Hampshire PO9 2AX
T 023 9244 6015
F 023 9248 0263

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Nigel | Surname: Slydell

Company name:

Street address: 60 Sinah Lane

Town/City: Hayling Island
County: Hampshire
Country: UK
Postcode: PO11 0HH

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Jeffrey | Surname: Douglas

Company name: Jeffrey Douglas Chartered Architect

Street address: 114
Havant Road

Town/City: Hayling Island
County: Hampshire
Country: United Kingdom
Postcode: PO11 0LJ

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: [redacted]

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of 1 no. two storey three bedroom detached house with detached double garage (House 3) including new direct vehicular and pedestrian access to public highway.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 60 Suffix:

House name:

Street address: Sinah Lane

Town/City: HAYLING ISLAND

County: Hampshire

Postcode: PO11 0HH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 470311

Northing: 99718

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Daphney Surname: Haywood

Reference: 09/74102/000

Date (DD/MM/YYYY): 08/01/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Telephone advice after informal submission of amended proposals following refusal of application ref. 09/74102/000. Mrs Haywood suggested that the distance between 'Windfalls' and the proposed house should be increased by 0.8m (5.8m total) on any amended application to overcome reasons for refusal.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer to drawings numbered 2717/210B & 211B.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Hardstanding to be provided adjacent to drive entrance for 2 no. 240 litre wheeled refuse bins (1 no. household waste, 1 no. recyclable waste)

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

See above. Collections on alternate weeks for household waste and recyclable waste as provided by Havant Borough Council.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

High performance self-coloured render system by specialist with lightly textured surface finish (Sto Render or similar - as used on Plot 1). Raised rendered platband at first floor level and fine horizontal shadow lines to ground floor 'rustication'. Off white colour to upper plain render and terracotta colour to lower platband and lower render (colour sample to be approved)
Timber cladding where shown on drawing nos. 2717/213A, 214A & 215A in clear coated western red cedar horizontally lapped boards.

Roof - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Pre-weathered zinc (VMZinc 'Quart Zinc' or equal) standing seam roof system supplied with natural patina with raised seams at approximately 530mm centres including ridge and hip flashing details.
VMZinc 'Rainwater System D' or equal pre-weathered zinc rainwater system to match roof colour.

Windows - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Purpose-made polyester powder coated high performance casement windows by specialist with clear or obscured (bathroom/WC/shower room) double glazed sealed units. Frame colour to be approved by Local Authority.

Doors - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Purpose-made polyester powder coated high performance fully glazed french doors by specialist with clear double glazed sealed units. Door & frame colour to be approved by Local Authority.
Solid timber entrance door with small rectangular glazed vision panels and contrasting ebony horizontal feature lines to align with render feature lines.

Boundary treatments - description:

Description of *existing* materials and finishes:

Established mixed hedging to eastern and southern boundaries.

Description of *proposed* materials and finishes:

Existing eastern boundary to remain, part of hedging to southern boundary to be removed and new hedge replanted in Laurel behind access sight line as shown on drawing no. 2717/202.
New western and northern boundary fences to be in 1.8m high larch close board with concrete posts.

Lighting - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Low energy wall mounted luminaire adjacent to entrance.
Low energy recessed downlighters in overhanging soffit in front of dining room.

Others - description:

Type of other material: Vehicle Access and hard standing

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Self-draining construction surfaced with self-binding granite chippings and granite sett edgings.

10. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2717/210B - Proposed Block Plan 1/500, Location Plan 1:1250
2717/211B - Proposed Site Plan 1/200
2717/212B - Proposed Floor Plans 1/100
2717/213B - Proposed North & South Elevations 1/100
2717/214B - Proposed East & West Elevations 1/100
2717/215B - Proposed Sections A-A & B-B 1/100
2717/216B - Proposed Services & Drainage Layout 1/200
Design and Access Statement
Arboricultural Constraints Assessment (Bernie Harveson)
Arboricultural Method Statement and Tree Protection Plan Report
Site Access Report (Orchard Consultants Ltd.)
Site Access Plan (to be read with above)
Ecological Appraisal and Biodiversity Report (John Norton)
Site Photographs

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	5	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ◉ Yes, on land adjacent to or near the proposed development ○ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ◉ Yes, on land adjacent to or near the proposed development ○ No

c) Features of geological conservation importance

○ Yes, on the development site ◉ Yes, on land adjacent to or near the proposed development ○ No

15. Existing Use

Please describe the current use of the site:

Residential garden land to No. 60 Slnah Lane and small part of plot to approved dwelling (House 1) to the north (under construction).

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current "BS5837: Trees in relation to construction - Recommendations"

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1	1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 00.08 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Jeffrey Surname: Douglas

Person role: Agent Declaration date: 04/02/2010 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Jeffrey Surname: Douglas

Person role: Agent Declaration date: 04/02/2010 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 04/02/2010