



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr M Critchley
Martin Critchley Consultants Ltd
7 North Street
Havant
PO9 1PW

For: Mr & Mrs P Lewis

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

Application Number: APP/12/00306

Site Address: Salterns Quay, Marine Walk, Hayling Island, PO11 9PG

Proposal: Demolition of existing conservatory and erection of single storey side extension.

Further to your application received on 21 March 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 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.
- 3 No development including site clearance shall commence on the site until all trees/hedges, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing the siting of which to be agreed in writing with the local planning authority. Such fencing shall conform to the following specification in accordance with BS5837 2005 unless an alternative is agreed in writing with the Local Planning Authority.

Our Ref: APP/12/00306

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area. Any trees or hedges which are damaged, or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available plant season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

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, CS12, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

- 4 No percussive piling or works with heavy machinery shall occur within the migratory bird over-wintering period 1 October to 31 March inclusive. Clearance of trees and areas of scrub should avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

Reason: In the interests of nature conservation to protect over-wintering birds and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework 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).

- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme, including the reinforcement of the boundary hedge to the northern and western boundaries has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify 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, CS12, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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

Design, Access and Flood Risk Report received 21 March 2012

1047- 201 Location Plan received 21 March 2012

1047 - 202A Block Plan received 21 March 2012

1047 - 311 Existing Plan received 21 March 2012

1047-312B Proposal Plan received 21 March 2012

1047- 412A Proposal Elevations received 21 March 2012

1047- 413 Proposal Elevations received 21 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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

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 appropriateness of the design, the effect on the character and appearance of the area, environmental effect and flood risk issues. 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) The applicant should ensure residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the property. The site is shown to be within the Flood Zone 3 of the Environment Agency's Flood Maps. For your information the present day 0.5% probability (1 in 200 year) extreme tide level for Chichester Harbour is 3.4m AODN and the 0.5% probability (1 in 200 year) extreme tide level for this area in the year 2115 is 4.5m AODN.



Mr Chris Murray
Service Manager (Planning Development)

16 May 2012