Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Dan McGregor
47 Westbourne Avenue
Emsworth
Hants
PO10 7QN

For: Mr and Mrs J G Oldland

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Outline Planning Permission

Application Number: 07/58014/003
Site Address: 50 London Road, Cowplain, Waterlooville, PO8 8EN
Proposal: Outline application for 1No. detached bungalow and garage.

Further to your application received on 08 October 2007, which was valid from 17 October 2007, Havant Borough Council, as Local Planning Authority, **Grants Outline 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; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

(i) **The reserved matters:**

(b) The siting of all buildings and the means of access thereto from an existing or proposed highway;

(c) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);

(l) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels.

(ii) **Other matters:**

(d) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;

(g) Alterations to the external appearance of the existing building(s);

(n) The alignment, height and materials of all walls and fences and other means of enclosure;

(o) Hardsurfacing proposals including surfacing materials;

(p) The provision to be made for the parking of vehicles;

(w) The measures to be taken to prevent damage to existing trees (and hedgerows) throughout implementation of the development.

Reason: To secure orderly development and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, H2, T7 and T9 of the Havant Borough District Wide Local Plan 1996-2011.

4 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 T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

5 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 T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

6 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.
Reason: In the interests of traffic safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of adjoining occupiers and having due regard to policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

8 The dwelling hereby permitted shall be a single storey design with a pitched roof and no dormers or other windows shall be constructed within the roof.
Reason: In the interests of the amenities of nearby properties and having due regard to policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

9 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 policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 of the Havant Borough District Wide Local Plan 1996-2011.

10 The development shall not be brought into use until a minimum of 2 parking spaces for each of the dwellings (existing and proposed) have been provided within the site, surfaced and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. Such areas shall thereafter be retained for use solely for those purposes.
Reason: In the interests of highway safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T7 and T9 of the Havant Borough District Wide Local Plan 1996-2011.

11 The existing Leylandii hedge along the west, north and east boundaries of the site shall be retained and reinforced where necessary to a minimum height of 1.8 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Other Important Information:

In reaching its decision the Council has had regard to the following policies:-

Hampshire County Structure Plan 1996-2011 (Review)

T5	Transport

Havant Borough District Wide Local Plan 1996-2011

D1	High Quality Design
H2	Infilling, Redevelopment, Conversion and Change of Use
T11	Developer Contributions Towards Green Transport Infrastructure
T7	Criteria for Access to Development
T9	Provision of Vehicle Parking and Turning Facilities

The Council considers, having regard to the objectives of these policies, 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 policy context, the effect on neighbouring properties, the effect on the streetscene and highways. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 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 Department for Transport Local Government and the Regions, 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.

(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) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6). You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

Mrs J A Batchelor
Head of Development & Technical Services

03 December 2007

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