



Havant
BOROUGH COUNCIL

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Mr Helyer
Helyer Davies Architects Ltd
1 The Old Flour Mill Queen Street
Emsworth
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For: Mr Gilraine

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

Application Number: APP/12/01011

Site Address: Redlands House, 38-40 Long Copse Lane, Emsworth, PO10 7UR

Proposal: Construction of new gates and posts to front boundary.

Further to your application received on 27 September 2012 which was valid from 25 October 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 The new hedgerow as shown on drawing number 12060/100 Revision C shall be planted in full accordance with the details on the approved plan. This planting shall be undertaken during the next planting season immediately following the substantial construction of the section of the gates and gate posts at either the east or west side of the site frontage. If the hedgerow or any part of it subsequently dies or is otherwise removed within the first 5 years following planting, it shall be replaced with new planting of the same species and size in the same position during the first available planting season.
Reason: To safeguard the rural character and amenities of the locality 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.

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- 3 Prior to the commencement of the development hereby approved, protective fencing as set out in the Tree Report dated 24th October 2012 prepared by Thomas Davies shall be placed around tree T1 (as shown on Plan 1). Such fencing shall conform to the following specification in accordance with BS5837 2005. 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.
Reason: To ensure that tree is retained and is adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 4 Construction of the development hereby permitted shall not commence until;
 - Samples and details of the brick type and colour to be used for the piers, and
 - The type of wood along with the colour and finish of the gateshave 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Block plan, elevations and replanting detailing drawing number 12060/100 Revision C dated 14th November 2012
 - Tree report and plan 1 dated 25th October 2012
 - Photographs dated 14th November 2012**Reason:** - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
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 effect on the character of the streetscene. 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) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner by;
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,
 - In this instance:
 - You were updated about issues after the initial site visit,



Mr Chris Murray
Service Manager (Planning Development)

10 December 2012