Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX
For: Mr J Oliver

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mr D McGregor
47 Westbourne Avenue
Emsworth
Hants
PO10 7QN

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

Application Number: APP/11/00295
Site Address: Land rear of 17 South Street, Havant
Proposal: Construction of 2No. 1 bed semi detached houses with pedestrian access from Twittens Way.

Further to your application received on 21 March 2011, which was valid from 29 March 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 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 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 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials including rooflights 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 and CS16 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statement 1.

3 Construction of the building(s) hereby permitted shall not commence until details of the siting and design of any external flues or meter boxes shall have been submitted to and approved in writing by local planning authority. Such flues or meter boxes shall be installed in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory 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 and Planning Policy Statement 1.

4 No development shall take place within the area indicated on the approved plans until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11.4 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 5.

5 Prior to the commencement of the development approved by this Planning Permission (or such other date or stage in development as may be first agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

a) A desk study identifying
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

b) A site investigation scheme based on (a) to provide information for an assessment of the risks to all receptors that may be affected, including those off site.

c) The results of the site investigation and risk assessment (b) and a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

d) A verification report shall be prepared on completion of the works set out in (c) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.
Reason: To prevent site occupants being exposed to unacceptable risks from contamination; and to mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to adjacent land uses); and having due regard to policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 23.

6 Prior to construction of the dwellings hereby permitted a scheme for the protection of and subsequent making good of the flint wall situated on the eastern boundary shall be submitted to and agreed in writing by the Local Planning Authority. The agreed protection shall be provided and maintained during construction, and the wall made good prior to occupation of the dwellings hereby permitted in accordance with the approved details.
Reason: To ensure the retention and sympathetic restoration of the flint wall the construction and materials of which are a feature of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statement 5.

7 Notwithstanding the submitted plans prior to the occupation of either dwelling secure provision for cycle storage shall be provided in accordance with details to be first submitted to and agreed in writing with the local planning authority. Such provision shall be undertaken in accordance with the approved details and maintained thereafter.
Reason: To ensure adequate provision is made for cycle storage within the curtilage of the properties hereby permitted having regard to policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 13.

8 The existing accesses to the site shall be stopped up and abandoned and the footway crossings shall be reinstated prior to occupation of either of the dwellings hereby permitted.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM11 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 13.

9 The implementation of the approved landscaping shall be completed within the first planting season following the occupation of either of the approved houses. 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, CS16 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1 and 9.

10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, alterations, building or structure permitted by Part 1, Classes A, B, C, D, or E of the Town and Country Planning (General Permitted Development) Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the design of the property, the size of site and relationship to adjoining
properties having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

11 The roof lights to the rear bathrooms on approved Drawing No's 1385/104 and 105 shall have a minimum cill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

12 Construction of the buildings hereby permitted shall not commence until details and sections of all external windows and doors (including rooflights which shall be of 'conservation type') to a scale of not less than 1:20 shall be submitted to and approved by the Local Planning Authority. The doors and windows shall be installed in accordance with the approved details.
Reason: To ensure the appearance of the development is satisfactory 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 and Planning Policy Statement 1.

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

- 1385 L02 Location Plan
- 1385 L03 Context Plan
- CS555.01 Planting Plan
- 1385/100c Site Plan
- 1385/101a Topographical Survey
- 1385/102a Street Elevations and Site Section
- 1385/103a Site Elevation and Section
- 1385/104 Proposed Plans
- 1385/105 Proposed Elevations

Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

14 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 22.

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 Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS20	Transport and Access Strategy
CS9	Housing
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 5	(Planning for the Historic Environment)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)

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 effect on the character and appearance of the area, the effect on residential amenity, the effect on the streetscene and highway implications. 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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 22nd July 2011 which requires a Hampshire County Council Transport Contribution of £3960.

Julia Potter
Executive Head of Planning and Built Environment

25 August 2011

Our Ref: APP/11/00295