



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 Pickup
Pickup Town Planning
57 Sea View Road
Drayton
PO6 1EW

For: Mr Tee

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

Application Number: APP/12/00626

Site Address: 108 Lovedean Lane, Waterlooville, PO8 9SN

Proposal: **Erection of 1 No. 4 bed house following demolition of existing dwelling and utilising existing access to Lovedean Lane. (Revised Application.)**

Further to your application received on 19 June 2012, which was valid from 17 July 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 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 No development hereby permitted shall commence until further details of the appearance, design and position of new fencing to be erected as part of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. This fencing shall be constructed prior to the occupation of the dwelling hereby approved.
Reason: In the interests of clarity, visual and neighbouring amenities 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,

Our Ref: APP/12/00626

- 4 No development hereby permitted shall commence until details of surface water drainage arrangement, including measures to provide drainage to the driveway and hardstanding areas, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and National Planning Policy Framework, March 2012.
- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, including measures for the enhancement of biodiversity and screen planting at the northern boundary with no.112 Lovedean Lane, has been submitted to and approved in writing by the Local Planning Authority. The details shall include existing boundary hedges which are to be retained. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, 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, screening and measures for the enhancement of biodiversity shall be completed in full accordance with such approved timing provisions. Any tree, hedge 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 to safeguard neighbouring amenities and enhance biodiversity, having due regard to policies CS11.2, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees, including the root protection areas of trees outside the site and hedges on the site, throughout 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 which such implementation is in progress and storage shall not take place within the root protection areas. Any tree or hedge within the site which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position in accordance with details which shall first be agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 7 The development shall not be brought into use until a minimum of 3 parking spaces, including the integral garage have been provided within the curtilage of the site and thereafter all of those spaces, including the integral garage kept permanently

available for such purposes.

Reason: In the interests of amenity and highway safety and having due regard to policies CS16 & DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 All of the bathroom and en suite bathroom windows at 1st floor level in the north and south side elevations of the dwelling house hereby approved shall be permanently :-

i) glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level and,

ii) fixed and unopenable up to at least 1.7m above internal floor level.

This condition shall apply notwithstanding any information contained in the current application.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.

- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within any elevation of the dwellinghouse hereby approved, at first floor level or above, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension to the dwellinghouse or outbuilding permitted by any General Permitted Development Order, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In order to safeguard space around the building and close to boundaries in the interests of visual amenity and the amenities of neighbouring properties, 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.

- 11 No external lighting shall be installed in the rear garden of the site (i.e to the east of the approved dwellinghouse) unless plans and particulars of the same have first been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and mindful of biodiversity interests in the area and having due regard to policies CS11.2, CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

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

12.998.01 - Location Plan, Site Plan, Section & Streetscene

12.998.02A - Floor Plans and Elevations (excluding North Side Elevation)

12.998.02 Rev North Elevation

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.

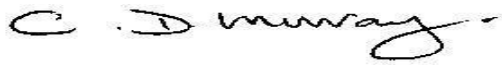
Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS13	Green Infrastructure
CS16	High Quality Design
CS8	Community Safety
CS9	Housing
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 design and impact on the street scene, the effect on neighbouring amenities, trees and hedges, access, parking & drainage and biodiversity. 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) Your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000) which relates to the protection of nesting birds. Any felling or lopping of trees, tree surgery, or ground clearance affecting nesting birds during the months between April and September may be in contravention of that Act. You are advised to contact Natural England on 0300 060 3900 for further information.
- (5) The applicant should ensure that any fencing erected at the site boundaries does not encroach onto neighbouring property.
- (6) The applicant is advised that in considering details for the discharge of Condition 5, the Local Planning Authority will have regard to the indicative, informal drawing which was provided by the agent on 7 August 2012, which shows a small cluster of

small/medium sized trees close to the north boundary to the rear of the proposed house. A formal landscape plan is required as part of condition 5.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

11 September 2012