Havant BOROUGH COUNCIL

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For: Mr & Mrs A Cooper

To:
Thorns - Young
232 London Road
North End
Portsmouth
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PO2 9JQ

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

Application Number: APP/10/00983
Site Address: Land to rear of 86-92 London Road, Purbrook, Waterlooville, PO7 5JU
Proposal: Construction of 2No. 3 bed semi-detached houses and 2No. 4 bed detached houses incorporating new access to London Road and associated landscaping. Construction of new detached double garage to rear of No. 92 London Road.

Further to your application received on 09 December 2010, which was valid from 16 December 2010, 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 in connection 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250
Plan 1 Location Plan 1:1250
2153.09.40 A - Site Plan
2153.09.42 A - Ground Floor Plans
2153.09.43 A - First Floor Plans
2153.09.44 - Site Sections
2153.09.50 A - Plot No 4 Elevations
2153.09.51 A - Plot No 3 Elevations
2153.09.52 - Plots 1 and 2 Elevations
2153.09.53 - Double garage for 92 London Road
2153.09.sk1- bin standing detail

Our Ref: APP/10/00983

1106_07_11-01 A - Site Survey Existing
DO1 - Cycle store/Shed & Cycle Hoops
Design and Access Statement
Arboricultural Impact Appraisal and Method Statement - Barrell Tree Consultancy
Ecological Assessment Report April 2011
Environmental Report - RPS Consultants October 2008

Reason: - To ensure provision of a satisfactory development.

3 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for the access drive and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.
Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and DM11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

4 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11.2 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 25.

5 Construction of the buildings 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 form part of the Local Development Framework and Planning Policy Statement 1.

6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To ensure that the proposed development has an acceptable impact on the character and appearance of the area and on the residential amenities of neighbouring residents, and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 and Planning Policy Statement 1.

7 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 has been submitted to and approved in writing by the Local Planning Authority. 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, speciesand 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 CS11.1, CS11.2, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

8 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 25.

9 Notwithstanding the submitted plans no development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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.

10 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 CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

11 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 CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

12 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 CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

13 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of use of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality and having due regard to Policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

14 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has 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 in the interests of traffic/pedestrian safety and having due regard to policies CS8, CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

15 No development including site clearance shall commence on the site until all trees/shrubs and other natural features, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005:

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.
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 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

16 Prior to the commencement of the development approved by this Planning Permission (or such other date or stage in development as may be 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.

1. 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.

2. A site investigation scheme based on (1) to provide information for an assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report shall be prepared on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent site occupants being exposed to unacceptable risks from contamination; prevent occupants of properties outside the curtilage of the development site being exposed to unacceptable levels of risk from contaminants arising from the development site; prevent pollution of the water environment, and mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to previous land use); and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 being part of the Local Development Framework and Planning Policy Statement 23.

17 No development shall take place within the area indicated on the approved plan ref no. 2153.09.40A 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.

18 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) 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 Planning Policy Statements 23 and 25.

19 No development shall commence until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years.
Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public or

nature conservation significance and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

20 No development or tree felling shall take place unless and until a scheme for the enhancement/promotion of bio-diversity has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the timing of any tree felling and the provision of suitable bird and bat boxes. The approved scheme shall be fully implemented prior to the occupation of the dwellings hereby approved and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To enhance the potential of the development to provide wildlife habitats in the interests of the bio-diversity of the area and having due regard to Policy CS11 of the Havant Borough Core Strategy 2011, and Planning Policy Statement 9.

21 No dwelling or building hereby permitted shall be constructed anywhere on the site until the road(s) have been laid to at least base course.
Reason: To avoid excess soil being deposited on the existing roads 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.

22 Demolition, clearance, excavation, road or construction works shall take place only between the hours of:
0800 and 1800 hours on Mondays to Fridays, and
0900 and 1300 on Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents 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 23.

23 The soil levels within the root spread of trees/hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and 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 1.

24 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
Reason: To protect controlled waters 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.

25 The rooflights on the west facing elevation of Plot 4 on approved Drawing No. 2153.09.50 A 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.

26 The premises hereby permitted shall not be occupied before the proposed access and the crossing of the highway footway is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

27 The buildings shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

28 Notwithstanding the submitted plans, the dwellings hereby permitted shall not be occupied unless and until the positions of garden gates have been submitted to and approved in writing by the Local Planning Authority. The gates shall thereafter be erected and maintained in accordance with the approved details.
Reason: In the interests of the security and crime prevention, and having due regard to Policy CS8 of the Havant Borough Core Strategy 2011 and Planning Policy Statement 1.

29 The dwellings hereby permitted shall not be occupied unless and until cycle parking has been provided in accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority. The cycle parking shall thereafter be maintained in accordance with these details.
Reason: To ensure adequate facilities for cycle storage in the interests of promoting sustainable means of transport, reducing the reliance in the private car and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 and Planning Policy Statement 1 and Planning Policy Guidance 13.

30 The dwellings hereby permitted shall not be occupied unless and until the provision for storage of the refuse bins at the entrance to the development has been provided in accordance with the details submitted, as per Dwg No. 2153.09sk1, unless otherwise agreed in writing by the Local Planning Authority. The bin storage area shall thereafter be maintained in accordance with these details.
Reason: To ensure adequate facilities for bin storage in the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 23.

31 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the 1995 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 visual amenity 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.

32 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, E and F of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To protect the character and amenities of the area, to prevent harm to important retained trees 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.

33 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the west facing wall or roofslope of Plot 4, 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 Planning Policy Statement 1.

34 The window at 1st floor level (bathroom) in the west facing elevation of unit 4 shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain 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 4.

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 Planning Policy Statement 1.

35 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 policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

36 Prior to the occupation of the development a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, 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.

37 During the site demolition, clearance and construction phase of the development hereby permitted no bonfires shall be allowed on the site. Furthermore best practicable means shall be used to prevent dust emissions from demolition, clearance and construction works for example by the use of water to suppress dust where required.
Reason: To protect the amenity of adjoining residents 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 23.

38 The development hereby approved shall be constructed strictly in accordance with the details outlined in the Arboricultural Impact Appraisal and Method Statement received 9th December 2010.
Reason: To safeguard the continued health and presence of existing trees and vegetation and protect the amenities of the locality and having due regard to policy DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 9.

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 Core Strategy 2011
CS1 Health and Wellbeing

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS13	Green Infrastructure
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS19	Effective Provision of Infrastructure
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS7	Community Support and Inclusion
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

National Policies

PPG13	(Transport)
PPG17	(Planning for Open Space, Sport and Recreation)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Deveiopment)
PPS 3	(Housing)
PPS 5	(Planning for the Historic Environment)
PPS 9	(Biodiversity and Geological Conservation)
PPS22	(Renewable Energy)

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 nature of the development, the effect on the character and appearance of the area, residential amenity, access and highway implications, the effect of the development on ecology, the impact on trees, archaeology and contribution arrangements. 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) Birds nests, when occupied or being built, receive legal protection under the *Wildlife and Countryside Act 1981* (as amended). It is highly advisable to undertake

clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

(5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 20th May 2011 which requires a Hampshire County Council Transport Contribution of £18,404.

Julia Potter
Executive Head of Planning and Built Environment

02 September 2011