Havant BOROUGH COUNCIL

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Mr M Helyer
Helyer Design
1 The Old Flour Mill
Queen Street
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For: Mr Thompson

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

Application Number: APP/12/00036
Site Address: 141 Havant Road, Hayling Island, PO11 0LE
Proposal: Demolition of existing 2 bed detached bungalow and construction of 1No. 4 bed detached house with detached double garage and associated landscaping. (Revised Application.)

Further to your application received on 11 January 2012, which was valid from 31 January 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 regards 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 Construction of the building(s) 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 and National Planning Policy Framework, March 2012.

3 The first floor windows listed below as 'the affected windows' shall:-

(i) be permanently unopenable up to 1.7m above internal first floor level,

and

ii) be permanently 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.

The affected windows are:

2no. Bedroom windows shown in elevations 1 & 2, i.e:
the north west side face of the corner window located at the rear (south west) corner of the building
the south east side face of the corner window located at the rear (south east) corner of the building

2no. Bedroom/corridor windows shown in elevation 1

1no. Bathroom window shown in elevation 4

Prior to the installation of those windows an annotated plan showing these glazing arrangements shall be submitted to and approved in writing by the Local planning Authority.

Reason: In the interests of the privacy amenities of the occupiers of nearby properties, to avoid any ambiguity and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework, March 2012.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed at first floor level or above in any elevation of the building hereby permitted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the privacy and amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework, March 2012.

5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (or of any subsequent Order revoking or re-enacting that Order), no extension or enlargement of the dwelling as permitted by Part 1, Classes A, or B of the Order, as amended,
shall be erected without the prior written approval of the Local Planning Authority.
Reason: The specific circumstances of this site and relationship with neighbouring property warrant the Local Planning Authority having control over subsequent extension and enlargement in accordance with Policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework, March 2012.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (or of any subsequent Order revoking or re-enacting that Order), no building or structure permitted by Part 1, Class E of the Order, as amended, shall be erected on the land within the site shown by cross-hatching on drawing 111000/a000 Revision C - 'Site Plan and Garage Details', which was received by the Local Planning Authority on 4th July 2012, without the prior written approval of the Local Planning Authority.
Reason: The specific circumstances of this site and relationship with neighbouring property warrant the Local Planning Authority having control over any subsequent buildings or structures in accordance with Policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework, March 2012.

7 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework, March 2012.

8 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework, March 2012.

9 Notwithstanding any information contained in the current application no development, including site clearance, shall commence until a detailed tree protection plan and arboricultural method statement and associated tree reports has been submitted to and approved in writing by the Local Planning Authority. The statement must include necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837:2005), details of service trenching and excavation, storage of materials and measures to avoid and mitigate root compaction and pressure for future reduction and removal of trees. It must also include any other means needed to ensure that the trees to be retained will not be harmed during the development, including by damage to their root system. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.
Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to policies CS11.2, DM8 and CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

10 No percussive piling or works with heavy machinery shall occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: In order to accommodate protected species and in accordance with Policy DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

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

111000/a005 - Ordnance Survey Site location Plan
111000/a000 Revision C - Site Plan and Garage Details
A002a - Site location and Block plan (but position of access track amended by drawing 111000/a000 Revision C)
A001a - Elevations and Floor Plans
111000/a006 - Plans and Elevations

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

CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
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 appearance, the effect on neighbours, and highway and other matters. 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.

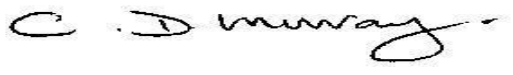
(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's 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) You are advised that, in order to protect Birds your proposed construction will need to be timed and undertaken in a way that minimises disturbance to over-wintering and nesting birds. You are advised to ensure that best practice is in place for operating machinery to reduce unnecessary noise. Further advice can be obtained from Natural England at http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx

(5) Your attention is drawn to the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside & Rights of Way Act 2000) which relates to the protection of nesting birds. Any felling of trees, 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 the local office of Natural England at Lyndhurst for further information (tel. no 023 8028 6410).



Mr Chris Murray
Service Manager (Planning Development)
05 July 2012

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