Havant BOROUGH COUNCIL

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Mr P Walker
Island Design
182 Sea Front
Hayling Island
Hants PO11 9AN

For: Mr Bishop

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

Application Number: APP/11/01334
Site Address: 60 Creek Road, Hayling Island, PO11 9RE
Proposal: Demolition of existing 1No. 2 bed bungalow. Erection of 2No. 3 bed bungalows incorporating parking.

Further to your application received on 06 August 2011, which was valid from 02 September 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 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 91 of the Town & Country Planning Act 1990.

2 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 and Planning Policy Statement 1.

3 No development hereby permitted shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority.

(a) Landscaping including an accurate plan showing the position, type and spread of all existing trees and hedges to be retained together with any proposed planting.
(b) The alignment, height, design and materials of all walls and fences and other means of enclosure;
(c) Hardsurfacing proposals including surfacing materials;

(d) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

Neither property shall be occupied until the proposed wall and fence between plots 1 and 2 have been constructed in accordance with the approved details required under (b) above.

The implementation of the approved landscaping shall be completed within the first planting season following first occupation of either dwelling. 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 secure orderly development and having due regard to policy CS11 of the Havant Borough Core Strategy which forms part of the Local Development Framework and Planning Policy Statement 1.

4 No development shall be commenced on site until the existing dwelling and associated structures shall have been demolished and all resultant materials removed from the site unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development is undertaken in a satisfactory manner in the interests of the amenities of the area. In view of the limited nature of the plots and the relationship with adjoining properties having due regard to Policy CS11 of the Havant Borough Core Strategy which forms part of the Local Development Framework.

5 The development shall not be brought into use until a minimum of 2 parking spaces per property 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 which forms part of the Local Development Framework and Planning Policy Guidance 13.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E 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 view of the limited nature of the plots and the relationship with adjoining properties and having due regard to policy CS11 of the Havant Borough Core Strategy which forms part of the Local Development Framework and Planning Policy Statement PPS1

7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwellings hereby approved including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interest of the amenities of adjoining residents and having due regard to policy CS11 of the Havant Borough Core Strategy which forms part of the Local Development Framework and Planning Policy Statement PPS1

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

Plan 1 Site and Location Plan 1:1250/1:500
Plan 2 Block Plan - 1:250
Plan 3 Existing Plans and Elevations 1:100
Plan 4 Elevations 1:50
Plan 5 Layout 1:50
Plan 6 Section 1:50
Design and Access Statement

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)

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 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.

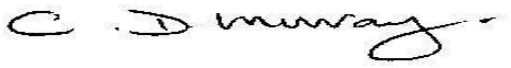
(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's 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.

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(4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 21 October 2011 which requires a payment of £3,745 (indexed) towards the Hampshire County Council Transport Contribution prior to the commencement of development.



Mr Chris Murray
Service Manager (Planning Development)

16 November 2011