Havant
BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Mr A Perry
Anthony Perry Associates Ltd
56 King Street
Southsea
Hants
PO5 4EQ

For: Mr R Jones

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

Application Number: APP/11/00197
Site Address: 129 West Lane, Hayling Island, PO11 0JL
Proposal: Single storey front and side extension, rear conservatory and enlargement of detached garage. Construction of new east boundary frontage wall. (Resubmission.)

Further to your application received on 22 February 2011, which was valid from 02 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 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 external materials to be used shall match in type, colour and texture those on the existing buildings.
Reason: In the interests of the amenities of the area 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.

3 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 safeguard neighbouring amenities from the impacts of other uses and to ensure the retention of on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and national Planning Policy Statement 1 and national Planning Policy Guidance 13.

4 Following the enlargement of the garage hereby approved, there shall be no further enlargement of the garage nor shall any additional windows or other openings be inserted in its roof without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding the provisions of any Town and Country Planning General Permitted Development Order,
Reason: In the interests of the amenities of the occupiers of nearby properties and the character of the area, 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 Statement 1.

5 Any excavation work, including foundations, within the existing crown spread of trees subject to TPO 1992 and other trees and the blue double-hatched area shown on the tree constraints plan in the Arboricultural Implication Assessment by Sarah Kiss, dated 8th February 2011, shall be carried out only by hand and under the supervision of a representative of the Local Planning Authority. Any roots over 25mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.
Reason: To ensure the tree is not adversely affected by the construction of the development 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.

6 No development to construct the side extension, including site clearance, shall commence on the site until:

i) All trees shown on the tree constraints plan in the Arboricultural Implication Assessment by Sarah Kiss, dated 8th February 2011, shall have been protected by fencing (in accordance with BS5837: 2005 Trees in Relation to Construction'), details of which, including the precise position, shall first be submitted to and approved in writing by the Local Planning Authority.
and

ii) Details of the design of and method for construction of the foundations of the single storey extension and any underground services to be installed or altered within the crowns spreads of trees or in the blue double hatched area referred to in condition 5, have been submitted to and approved in writing by the Local Planning Authority,

and

iii) Details of measures to be undertaken within the crowns spreads of trees and the blue double hatched area referred to in condition 5, to protect the roots of the trees against damage and compaction during the development works have been submitted to and approved in writing by the Local Planning Authority,

Development shall only be carried out in accordance with the approved details and 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, and the ground surface treatments in the double hatched area shall be fully adhered to during these works

Reason: To ensure that trees 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 CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

7 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity 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.

8 Concurrent with the construction of the side extension hereby approved or within two years of the date of this notice of permission, whichever is the sooner, the lowest lateral limb of the oak tree (which is subject to TPO 1992), growing east from it's main stem, may be removed back to the main stem using 'target pruning cut' method in accordance with BS93998:2010 'Recommendations for Tree Works', unless the Local Planning Authority gives prior written approval for any variation. The applicant shall give ten days notice in writing to the Local Planning Authority in advance of the removal of this limb.
Reason: In order to provide for the undertaking of specific and limited works to the Oak tree TPO 1992, if necessary as part of this development, to ensure the tree is not adversely affected by the construction of the development 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. Furthermore, to allow the Council's arboriculturist to attend the site at the time of these works if necessary.

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
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)

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 effect upon streetscene and character of the area, including street trees, and effect upon amenities of the occupiers of neighbouring properties. 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.

Julia Potter
Executive Head of Planning and Built Environment

21 April 2011

Our Ref: APP/11/00197