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 McDermott
Fusion TP Ltd
21-23 East Street
Fareham
Hants
PO16 0BZ

For: Mr Attrill

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission (subject to 106 Agreement)

Application Number: APP/12/00176
Site Address: 1 Sparsholt Close, Havant, PO9 4AP
Proposal: Construction of 1No. 2 bed end of terrace house with associated parking and landscaping.

Further to your application received on 16 February 2012, which was valid from 24 April 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 regard 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 The external materials to be used shall match in type, colour and texture those on the existing dwelling at 1 Sparsholt Close, unless agreed otherwise in writing by the Local Planning Authority.
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 National Planning Policy Framework, March 2012.

3 The development shall not be brought into use until a minimum of 2 parking spaces each have been provided for the existing and proposed dwelling 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 National Planning Policy Framework, March 2012.

4 No development hereby permitted shall be commenced until a detailed landscaping and surface water drainage scheme 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 design of any hard-surfacing, including permeable surfaces with on-site drainage of surface water, the distribution, species and planting sizes of vegetation to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping and drainage works. It shall also include arrangements for aftercare of vegetation to ensure that this becomes effectively established.
The implementation of all such approved landscaping and on-site drainage details shall be completed in full accordance with such approved timing provisions, and the aftercare arrangements shall be carried out in accordance with the approved details. Any vegetation 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, particularly to off-set the proportion of hardstanding which will be needed to serve the existing and proposed dwellings, and to ensure that permeable surface water drainage is used so far as reasonable to maximise on-site drainage. This is with regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

5 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 to be used in th development, including provision for visiblity for vehicles using the approved parking spaces, 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 occupiers of neighbouring property and in the interests of highway safety, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other such openings shall be constructed at first floor level or above in the south side elevation or in the front (east-facing) roof-slope, 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.

7 The bedroom window at 1st floor level in the south side elevation of the building shall 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. No part of the window which is less than 1.7m above internal floor level shall be openable at any time.
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.

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

ATTRIL 01 Rev B
ATTRIL 02 Rev B
ATTRIL 03 Rev B
ATTRIL 04 Rev B

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
DM11 Planning for More Sustainable Travel

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 issues. 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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 13th June 2012 which requires a financial contribution towards highway works.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)
27 June 2012

Our Ref: APP/12/00176