Havant
BOROUGH COUNCIL

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Mr Jenkins
Jenkins Architecture Ltd
Middle House
3 Sampan Close
Warsash, Southampton
Hants SO31 9BU

For: Mrs Hedley

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

Application Number: APP/11/01345
Site Address: 32 Langstone Road, Havant, PO9 1RF
Proposal: Demolition of existing 4 bed detached house and single detached garage. Construction of replacement 4 bed detached house and detached double garage.

Further to your application received on 11 August 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 51 of the Planning and Compulsory Purchase Act 2004.

2 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality 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 and Planning Policy Statement 1.

3 Notwithstanding the details contained within the design and access statement dated August 2011 and plan Ref 101 Rev A, the first floor shall be clad with hanging tiles as agreed in the email from Jenkins Architecture dated 3rd September 2011, details of which are to be agreed as required by Condition 3.
Reason: In the interests of the amenities of the locality 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 and Planning Policy Statement 1.

4 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, species and 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 CS11.2, CS11.4, CS12, 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.

5 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 CS11.1, CS11.4, 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.

6 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 DM13 of the Havant Borough Core Strategy 2011, Planning Policy Statement 1 and Planning Policy Guidance 13.

7 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: 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.

8 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, CS20 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

9 The development hereby permitted shall not take place except in accordance with the following requirements:

1. Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
2. No percussive piling or works with heavy machinery 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.
3. Clearance of trees and areas of scrub should avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

Reason: Given the areas sensitivity in relation to birds the proposed development will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds having due regard to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, together with Policy NRM5 of the South East Plan and Planning Policy Statement 9.

10 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Ref 4034/2.3F and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year 30% critical storm so that it will not exceed the run-off from the site in it's existing state and not increase the risk of flooding off-site.
2. Flood-resilient measures detailed in section 4.6 of the FRA are incorporated in the proposed development.
3. Finished floor levels are set no lower than 3.42 m above Ordnance Datum (AOD) as specified in section 4.4 of the FRA.

Reason: The replacement dwelling is within Flood Zone 3 and is defined in table D1 of Planning Policy Statement 25 (PPS25) as having a high probability of flooding. The FRA therefore proposes to raise the ground floor level of the new property above the ground floor level of the existing property in order to reduce the risk of flooding to the proposed development and future occupants. This is supported by PPS25 and policy CS15 of the Havant Borough Council Core Strategy 2011, which form part of the Local Development Framework.

11 Nothing in this permission shall authorise the provision of a balcony.
Reason: For the avoidance of doubt and to prevent overlooking to nearby properties 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

12 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to 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 form part of the Local Development Framework and Planning Policy Statement 23.

13 The existing hedge along the Langstone Road frontage shall be maintained at a minimum height of 1.5 metres. Where necessary, hedgerows shall be reinforced, in accordance with details to be included in the landscaping scheme required in accordance with Condition 4, with further planting of appropriate species, in accordance with details to be agreed with the Local Planning Authority.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area 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 and Planning Policy Statement 9.

14 The dwelling shall not be occupied until space for the parking and turning of vehicles, including the detached double garage, 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 form part of the Local Development Framework and Planning Policy Guidance 13.

15 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 south east elevation 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 form part of the Local Development Framework and Planning Policy Statement 1.

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

Design and Access Statement dated August 2011
Flood Risk Assessment Ref 4034/2.3F
Existing plans and elevations Ref 001 Rev A
Proposed plans and elevations Ref 101 Rev A
Site and block plan Ref 102 Rev B
email dated 21st September (Jenkins Architecture) re entrance to be used by construction vehicles
email dated 28th September (Jenkins Architecture) re external ground level
email dated 4th October (Jenkins Architecture) re use of hanging tiles

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
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS21	Developer Requirements
CS9	Housing
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 9	(Biodiversity and Geological Conservation)
PPS25	(Development and Flood Risk)

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 of the streetscene, theeffect on the character of the conservation area, effect on the character of the AONB, the effect on the neighbouring properties, the effect on trees, highways and flood 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) Hampshire Constabulary have advised that the external doors should have a security accreditation of PAS24 or better, and the windows should be accredited to British Standard 7950 or better. Some consideration should also be given to improving the boundary treatments running along the adjacent footpaths.

for

Mr Chris Murray
Service Manager (Planning Development)

06 October 2011

Our Ref: APP/11/01345