Havant
BOROUGH COUNCIL

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To:
Mrs Appleton
Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

For: Mrs Avens

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

Application Number: APP/11/00006
Site Address: 8 Langstone Road, Havant, PO9 1RE
Proposal: Outline application for the erection of new building comprising 6No. apartments, extension to existing dwelling and conversion to 8No. apartments and associated parking.

Further to your application received on 24 December 2010, which was valid from 06 January 2011, Havant Borough Council as Local Planning Authority **Grants Outline 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, as amended by plans and documents received on 31 January 2011, 10 February 2011 and 28 February 2011; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

(i) The reserved matters:

(a) The siting (layout) of all buildings and the means of access thereto from an existing or proposed highway;
(b) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
(c) Landscaping including a landscape design showing the planting proposed to be undertaken, replacement tree details, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

(d) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings and the surrounding ground levels in relation to existing ground levels, notwithstanding any levels submitted at outline stage;
(e) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
(f) The alignment, height and materials of all walls and fences and other means of enclosure;
(g) Hardsurfacing proposals including surfacing materials;
(h) The provision to be made for the parking, turning, loading and unloading of vehicles.

Reason: To secure orderly development and having due regard to saved Policies D1, L6 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 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 saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 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: To safeguard the amenities of the locality and to avoid damage to the health of existing trees, and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

6 The development shall not be brought into use until a minimum of 18No. 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 saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

7 The development shall not be brought into use until the turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear, in accordance with details submitted on amended plan 06/55/01 Rev. B received 10 February 2011. This space shall thereafter always be kept available for such use.
Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

8 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to saved Policies D1, PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 23 and 25.

9 No development shall hereby commence until an Arboricultural Method Statement explaining how the development will be carried out in relation to the on site trees to be retained, including the methods of protection of such trees to be employed has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried in strict accordance with the agreed Arboricultural Method Statement.
Reason: To protect the nearby trees and having due regard to saved Policy L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

10 Removal of the tiles on the affected area of the roof of the existing building shall be carried out by hand. If bats, or evidence of bat presence (e.g droppings, bat carcasses or insect remains) are encountered at any point during this development, all work shall stop immediately and further advice sought from Natural England and/or a professional ecologist.
Reason: In order to avoid harm to bats that may be roosting within the roof space of the existing building and having due regard to Planning Policy Statements 1 and 9 the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000).

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
H5	(Density of Housing Development)
H6	(Range of House Types and Sizes)
IMP1	(Financial Contributions)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
T10	(Contributions to Off Site Highway Improvements)
PC3	(Protection of Water Quality)

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T9 (Provision of Vehicle Parking and Turning Facilities)

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 nature of the development and effect on the streetscene, the impact on residential amenity, the protection of existing natural features & wildlife, parking and highway implications and financial contributions. 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) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(7) Your attention is drawn to the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000) which relates to the protection of wildlife on development sites. No site clearance should be undertaken that would be in breach of that Act and a licence may be required from Natural England if any species of animal or plant protected by the Act are affected by the proposed development. You are advised to contact the local office of Natural England at Lyndhurst (tel. no 023 8028 6410).

(8) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 17 February 2011 which requires a financial contribution of £45,208 (indexed) to be paid towards transport and £13,587 (indexed) to be paid towards play space prior to development commencing on site.

Julia Potter
Executive Head of Planning and Built Environment

28 February 2011