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BOROUGH COUNCIL

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For: Mrs Jessup

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

Application Number: APP/10/00594
Site Address: 111 London Road, Cowplain, Waterlooville, PO8 8XJ
Proposal: Demolition of existing house. Erection of 4No. new houses.

Further to your application received on 31 August 2010 which was valid from 16 September 2010 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, as amended by plans and documents received on 09 November 2010, 22 December 2010 and as supplemented by additional plans received on 09 November 2010.

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

AG-10-09-001 Revision A. Proposed Site Plan and Longitudinal Section (including inset 1:1250 Location Plan).
AG-10-09-005 Revision A. Plots 1 and 2 Elevations.
AG-10-09-004 Revision A. Plots 1 and 2 Floor Plans and Section.
AG-10-09-006 Revision A. Bin Store Plans & Elevations, Boundary Cross Sections.
2332-01 Revision B. Plan on Housing Units Indicating Foul Storm and Drainage Proposals.
AG-10-09-002. Plots 3 and 4 Proposed Plans & Section.

AG-10-09-003. Plots 3 and 4 Proposed Elevations.
Arboricultural Method Statement and Tree Protection Plan Report (BJH.0435)
Tree Survey Schedule and Tree Root Protection Area Schedule (BJH.0435)
Phase 1 Habitat Survey [90670] (ArbTech)
Design and Access Statement
Flood Risk Statement
Reason: To ensure provision of a satisfactory development.

3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order permitted by Part 1, Classes A, B, C, E & F of the Order as amended, the following forms of development shall not be carried out without the prior written approval of the Local Planning Authority:

- the erection of any extension to any dwelling, or
- the alteration to the roof of any dwelling, or
- the insertion of any window or dormer in the roof of any dwelling, or
- the insertion of any additional window at first floor level in any side elevation of any dwelling, or
- the erection of any additional building, or structure in the curtilage of plots 1 or 2, or
- the creation of any additional hard surface within the curtilage of any dwelling

Reason: To safeguard the visual and residential amenities of the occupiers of neighbouring properties and the character of the site and wider area, also to safeguard existing trees and in the interests of sustainable drainage having regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statements 1 and 25.

4 Prior to the commencement of development (with the exception of the demolition of the existing house), 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 saved policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statements 1 and 7.

5 Prior to the commencement of development (with the exception of the demolition of the existing house), plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls and fences, and retaining walls or structures, hedges and other means of enclosure shall be 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 occupied 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 and occupiers of neighbouring properties and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

6 Prior to the commencement of development (with the exception of the demolition of the existing house), a more detailed soft landscaping scheme, including measures for the enhancement of biodiversity, for all open parts of the site not proposed to be hardsurfaced and screen planting along the northern boundary, shall be submitted to and approved in writing by the Local Planning Authority. Such a 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 including the screen planting along the northern boundary and biodiversity enhancement 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 saved policies D1, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 9.

7 Prior to the commencement of development all trees/shrubs and/or other natural features, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing and working methods in accordance with the arboricultural method statement and tree protection plan in the submitted set of documents comprising BJH.0435 'Arboricultural Method Statement and Tree Protection Plan Report' by Bernie Harverson, arboricultural consultant on 1st September 2010; Such fencing and methods shall conform to the following specification in accordance with BS5837 2005 including:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

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.
Reason: To ensure that trees, shrubs and other natural features 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 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 and Planning Policy Statements 1 and 9.

8 The development hereby approved shall only be undertaken in full accordance with the recommendations contained in sections 4. Conclusions and Recommendations of the Phase 1 Habitat Survey [90670] by Arbtech Environmental Services, which was received by the Local Planning Authority on 22nd December 2010, and subject to the following additional requirements:

- Removal of the tiles on the roof of the existing property shall be only carried out by hand under the supervision of a licence bat ecologist. 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 shall be sought from Natural England. Work shall only re-commence once the applicant has provided written confirmation with evidence, to prove that English Nature are satisfied with the steps taken following the finding of bats or evidence of bat presence, and that the written confirmation of the Local Planning Authority has been given to confirm that works can recommence.

- prior to the occupation of any dwelling, the provision of woodcrete bat boxes in accordance with details, including the written advice of a competent ecologist, which shall first be submitted to and approved in writing by the Local Planning Authority.

- prior to development, other than the demolition of the existing house and construction of the dropped kerb crossing at the access to London Road, an updated protected species survey shall be undertaken to review the presence of protected species, unless otherwise agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with any additional recommendations of the further survey.

Reason: To ensure that protected species and other ecology are suitably protected in the development hereby approved, and mindful of the potential elapse of time since the Phase 1 Survey, and the commencement of development, in accordance with saved policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and National Planning Policy Statement 9.

9 Prior to the commencement of development (with the exception of the demolition of the existing house), details of the dropped-kerb crossing at the access to London Road and the access road within the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- engineering drawings to show the dimensions and geometry of these features

-engineering section drawings to show the composition of these features and the materials to be used in their construction.

The development shall only be carried out in accordance with these approved details.

Reason: In the interests of highway safety and having due regard to saved policies D1, T7 and 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.

10 Prior to the commencement of development (with the exception of the demolition of the existing house), the crossing of the highway verge and footway shall be constructed in accordance with the details referred to in condition 9 above and furthermore no dwelling shall be occupied until the access serving it, including the access road, has been constructed n accordance with the details referred to in condition 9 above.

Reason: In the interests of highway safety and having due regard to saved policies D1 and T7 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.

11 Prior to the commencement of development (with the exception of the demolition of the existing house), a plan showing at least 8 parking spaces, shall be submitted to and approved in writing by the Local Planning Authority, including identification as to which of these spaces and garaging are to be allocated to each of the dwellings hereby approved. None of the dwellings hereby approved shall be occupied until the vehicle parking spaces and/or garage serving it, has been provided and allocated to that dwelling. All parking spaces shall be kept permanently available for vehicle parking.

Reason: In the interests of certainty and highway safety and having due regard to saved policies T9 and D1 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.

12 Prior to the commencement of development (with the exception of the demolition of the existing house), further details of provision for refuse facilities shall be submitted to and approved in writing by the Local Planning Authority, to include:

- Details of the hardstanding area for the keeping of refuse bins on collection day, including surfacing and any associated fencing or retaining wall to define this area, and

- Signage which shall be erected and maintained at this hardstanding to direct occupiers to its use only on bin collection days and

- Information as to where refuse bins will be kept on days other than on bin collection day

The development hereby permitted shall not be occupied until the provision of the refuse facilities has been completed in full accordance with these details as approved.

Reason: To safeguard the amenities of the locality and to ensure that refuse storage and collection facilities and arrangements are provided for, 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 and Planning Policy Statement 1 and 23.

13 Prior to the commencement of development (with the exception of the demolition of the existing house), plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding existing and proposed ground levels in shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In order to control changes in levels, which may otherwise materially change the impact of development, and in the interests of site drainage and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

14 Prior to the commencement of development (with the exception of the demolition of the existing house), and notwithstanding any information contained in the current application, full details of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. these details shall include:

- 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), and

- methods/elements of sustainable drainage to be incorporated (e.g. porous surfaces, soakaways, rainwater collection and re-use), and

- evidence to show that proposed drainage will not result in discharge of water onto neighbouring properties (e.g. calculations and capacity of on-site drainage, verified ground conditions and resilience of connections to off-site drainage where used), and

- arrangements for the maintenance of drainage, including any SUDs elements./methods and if used, any pumping stations)

None of the dwellings hereby approved shall be occupied until such drainage provisions and if used, any connection to any off-site drainage system, have been implemented in full accordance with such plans and particulars as are thus approved by the 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 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 Statement 23 and 25.

15 Prior to the commencement of development (with the exception of the demolition of the existing house), details of measures to be taken to insulate the dwellings at plots 1 and 2 against noise shall be submitted to and approved in writing by the Local Planning Authority. Such noise insulation shall be incorporated in these dwellings and thereinafter maintained in accordance with the agreed scheme unless the Local Planning Authority gives prior written approval for any variation.
Reason: To ensure that occupiers of the buildings are not exposed to excessive noise having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011 and Planning Policy Guidance 24.

16 Prior to the commencement of development (with the exception of the demolition of the existing house), plans and particulars specifying the provision to be made, if any, for external lighting of the same, shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and impacts on wildlife in the vicinity, which may include the presence of bats, and having due regard to policies D1, PC1 and NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework.

17 Prior to the commencement of excavations for the construction of any dwelling or the access road hereby approved, the applicant shall provide written confirmation, including an annotated plan, to demonstrate that the following dimensions have been set out and checked on site:

- Distance between north flank wall at Plot 2 and northern boundary = at least 1 metre
- Distance between south flank wall at Plot 1 and southern boundary = at least 5.4 metres
- Distance between north flank (garage) wall at Plot 4 and northern boundary = at least 1.2 metres
- Distance between south flank wall at Plot 3 and southern boundary = at least 1.2 metre
- The width of the access road to be 3.5m and its southern edge to be at least 0.9m from the southern boundary and 1 metre from the southern flank wall of the dwelling at Plot 1.

Reason: In the interests of clarity and in recognition of the proximity of the site to neighbouring properties, to avoid any discrepancies which may otherwise materially change the impact of development, and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

18 Prior to the commencement of development (with the exception of the demolition of the existing house), plans and particulars specifying the provision to be made for a material storage compound and contractor parking within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved compound and parking shall be available prior to the commencement of any building works (with the exception of the demolition of the existing house), 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 in the interests of traffic safety and having due regard to saved policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 23.

19 Following the demolition of the existing dwellinghouse, the site frontage shall be made secure in accordance with details of means of temporary enclosure and security (such as fencing, hoarding and gating), which shall be submitted to and approved in writing by the Local Panning Authority either prior to or within 14 days following the demolition of the dwelling.
Reason: To safeguard the amenities and safety of the locality after demolition of the dwelling 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 and Planning Policy Statements 1 and 23.

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)
NC5	(Other Features of Nature Conservation Interest)
PC1	(Control of Potentially Polluting Uses)
PC3	(Protection of Water Quality)
T10	(Contributions to Off Site Highway Improvements)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T6	(Public Transport, Cycling and Walking New Development)
T8	(Bus Access and Provision for Cyclists and Pedestrians)
T9	(Provision of Vehicle Parking and Turning Facilities)
UA1	(Concentration of Development within the Urban Areas)
US4	(Sewers)

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies and proposals, 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, the effect on the streetscene, the effect on the surrounding trees, the effect on residential amenity, the adequacy of parking access, flood risk issues, ecological issues and transport 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 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. Bird nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitats (such as hedges, scrub, trees, suitable outbuildings etc) outside of the bird nesting season, which is generally considered to be from March to August (inclusive), although may extend longer depending on local conditions. If there is no alternative to doing the work during this period, then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied/active nests are present then work must stop in that area, a suitable (approximately 5 m) stand-off maintained, and clearance can only recommence once the nest is no longer in use.

(5) 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 6015.**

(6) Your attention is drawn to the provisions of Sections 12 & 13 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Customer Service Centre at the Civic Offices.

(7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 24th January 2011 which requires a transport contribution of £11,235 to be paid prior to development commencing on site.

(8) Your attention is drawn to the provisions of the Disability Discrimination Act 1995 Act and Part M of the Building Regulations relating to access for the disabled. A copy of the relevant Sections may be inspected at the Customer Service Centre at the Civic Offices. If you require further advice regarding the implications of the above legislation please contact the Equalities and Access Officer (tel. no 023 9244 6007).

(9) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from Highways Manager, Hampshire County Council Highways at the Civic Offices, Civic Centre Road, Havant, PO9 2AX (tel. no 0845 603 5633). 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), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.

(10) The Hampshire Crime Prevention Officer has recommended that external doors should have a security rating of PAS24 or better and that windows should have a security rating of British Standard 7950 or better. Lighting is also recommended along the access road and parking area, but mindful of the aim to minimise negative environmental impacts of lighting, any such lighting would have to be submitted to the Local Planning Authority for approval under Condition 16 above.

(11) The applicant should ensure that development is entirely within the application site and that it does not encroach onto other land.

Julia Potter
Executive Head of Planning and Built Environment

31 January 2011