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

To:
Mr Laurenson
ADP Architects Ltd
Richmond Court 94 Botley Road
Park Gate
Southampton
Hants
SO31 1BA

For: Mr Galloway

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Approval of Reserved Matters

Application Number: APP/11/00199
Site Address: 136 London Road, Waterlooville, PO7 5SU
Proposal: Reserved Matters Application for demolition of existing bungalow and construction of 5No. 2 bed flats with altered access to London Road, relating to appearance, landscaping and scale following Outline Planning Permission 07/53680/002.

Further to your application received on 23 February 2011, Havant Borough Council, as Local Planning Authority, Grants Approval for the Reserved Matters submitted pursuant to Conditions 2 and 3 of Outline Planning Permission 07/53680/002 in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

(i) The conditions imposed on the Outline Planning Permission 07/53680/002 dated 27 February 2008;

(ii) The plans and other documents submitted in connection with your application; and

(iii) The following additional conditions:

Conditions:

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

1344 L01c Location Plan
1344/SO1 Site Survey
1344/10a (Amended) Site Layout
1344/11 Proposed Ground and First Floor Plans
1344/12 Proposed Second Floor and Roof Plans
1344/13 Proposed West and South Elevations
1344/14 Proposed East and North Elevations
1344/15 Proposed Site Sections
CS:556.01 Planting Plan
Design and Access Statement ADP Architects Ltd
Ecological Survey and Assessment ECOSA Ltd

Our Ref: APP/11/00199

Arboricultural Impact Appraisal and Method Statement with update Barrell Tree Consultants

Reason: - To ensure provision of a satisfactory development.

2 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 and north facing elevations at first and second floor levels 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 Planning Policy Statement 1.

3 The second floor bedroom window in the north facing elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) 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.

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 Planning Policy Statement 1.

4 The second floor Kitchen window in the south facing elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) 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.

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 Planning Policy Statement 1.

5 Construction of the building(s) hereby permitted shall not commence until 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

6 Notwithstanding the details shown on the plans hereby approved, following the implementation of the development but before its occupation, further plans and details shall be submitted in respect of the northern boundary hedge showing detailed proposals for its retention and reinforcement to a minimum height of 1.8 metres. Such proposals as are approved pursuant to this condition shall be implemented in full prior to the occupation of the development, unless an alternative timescale is first agreed in writing with the Local Planning Authority.
Reason: To accord with the terms of the outline permission that has been granted, to ensure that the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

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
CS13	Green Infrastructure
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS9	Housing
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

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

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 the effect on the street scene/character of the area, the impact on neighbouring properties, parking and highways, play space issues, landscaping including trees and boundary hedges, residential amenity for the proposed flats, and drainage 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.gvo.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 Development Control 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) This approval only discharges condition 2 and 3 to the outline permission, local planning authority reference 07/53680/002, Your attention is specifically drawn to conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 22 and 23 of that permission which require compliance before development can commence, and to the remaining conditions which regulate the manner of construction or require compliance prior to occupation.

(8) The applicant is advised that no trees beyond the site boundary can be removed without the consent of the land owner on whose land the trees are growing.

(9) The applicant is advised of the need to investigate the possible existence of asbestos within the existing building to be demolished and of the need to follow Health and Safety Executive requirements.

Julia Potter
Executive Head of Planning and Built Environment

28 September 2011