PERMIT

APPENDIX C

APPROVED PLANNING APPLICATION NOTICE

Havant
BOROUGH COUNCIL

RECEIVED
16 FEB 2011

Civic Offices
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Hampshire PO9 2AX

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To:
Mr Bengree
McAndrew Martin
One Links House
Fairway Business Centre
Dundas Lane
Portsmouth Hants
PO3 5BL

For: Hugh Hickman & Son

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

Application Number: APP/10/01002
Site Address: 35 West Haye Road, Hayling Island, PO11 9RN
Proposal: Part retrospective application for the demolition of existing dwelling and outbuilding. Erection of 1No. 3 bed and 1No. 2 bed dwelling.

Further to your application received on 14 December 2010 which was valid from 21 December 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 received on 19 January 2011.

(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 dwellings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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: To ensure the appearance of the development is satisfactory 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.

3 Construction of the dwellings hereby permitted shall not commence until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced and to include a hedgerow replanting scheme for the southern boundary 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 the saved Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 Construction of the dwellings hereby permitted shall not 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or hard surface permitted by Part 1, Classes A, B, C, E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, as amended, shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the neighbouring residential properties and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwellings hereby approved including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, shall be constructed 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

7 Construction of the dwellings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby 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.

8 The development shall not be brought into use until a minimum of 2 parking spaces (i.e. for each dwelling the approved garage and one other space) and 2 cycle spaces for each unit have been provided within the curtilage of the site and thereafter all of those spaces including the garages are 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.

9 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
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.

10 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the Local Planning Authority. 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.

11 Construction of the dwellings hereby permitted shall not 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 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 and occupiers of neighbouring property and having due regard to saved policies D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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 policies and proposals 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 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)
IMP1	(Financial Contributions)
L6	(Conservation and Protection of Existing Natural Features)

L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC10	(Control of Class A3, A4 and A5 Food and Drink Uses - Local Centres and Other Areas)

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS23	(Planning and Pollution Control)

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 effect on the streetscene, residential amenity and access and highway implications. 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 2 February 2011 which requires a financial contribution of £3,745 (indexed) to be paid towards transport prior to development commencing on site.

pp Julia Potter
Executive Head of Planning and Built Environment

15 February 2011

ADDENDUM NO. 2 - DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED ERECTION OF 1 PAIR OF 2 BED SEMI DETACHED DWELLINGS AT 35 WEST HAYE ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9RN – REF: 101/P/218

APPENDIX D

PHOTOGRAPHS

ADDENDUM NO. 2 - DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED ERECTION OF 1 PAIR OF 2 BED SEMI DETACHED DWELLINGS AT 35 WEST HAYE ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9RN – REF: 101/P/218













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APPENDIX E

PRE APPLICATION ADVICE

Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Mr J Bengree
McAndrew Martin
One Links House
Fairway Business Centre
Dundas Lane
Portsmouth
PO3 5BL

Our Ref: GEN/11/00328
Direct Line: (023) 9244 6523
Ask For: Mrs H Lealan
Email: planning.development@havant.gov.uk

20 April 2011

Dear Sir/Madam

Site Location: 35 West Haye Road, Hayling Island
Re: Proposed alteration to APP/10/01002 to replace approved detached dwelling to rear plot with semi-detached dwellings

I am writing to you further to your request for pre-application advice, received on the 21/03/2011 regarding the above address.

In general terms, when considering any proposal, regard is given to the character of the area in terms of plot sizes and types of dwelling, also to the relationship with neighbouring properties, car parking/access provisions, impact on existing trees/vegetation and the overall design.

To this regard I can advise that it is my opinion that one replacement dwelling to the front of the site and two new dwellings to the rear could not be accommodated within the site for the following reasons.

(i) The proposed development would constitute a cramped layout and an undesirable over-intensive use of the site which would have an adverse effect on the amenities of the occupiers of adjacent properties and the character of the area.

(ii) The relationship of 49 Creek Road and the two proposed dwellings to the rear of the site would be unacceptable due to the proposed car parking provision located directly adjacent to the shared boundary. Such a layout would be a detriment to the quiet enjoyment of this existing neighbouring property. The previously permitted planning application for one dwelling to the rear of this site and one replacement dwelling to the front would not have the same detrimental impact on this neighbouring dwelling as that scheme proposed a central garage and soft landscaping directly to the front of the rear dwelling house.

As such, it is considered that new development of the manner proposed would result in unacceptable detriment to residential amenity of occupants of both the new dwellings and the occupants of the adjacent dwelling.

If your client did wish to proceed with a planning application, I can advise that Developer Contributions would be required in relation to Hampshire County Councils Transport Contributions (policies T10 & IMP1 of HBDWLP). Details of the requirements can be found at http://www.havant.gov.uk/PDF/HCC%20Highway%20Policy%20Contributions.pdf Contributions are secured through a unilateral S106 agreement and a standard format template can be provided on request.

I also note that, as the number of bedrooms within each property has not been shown, it is not possible to assess the adequacy of the space with regard to parking provision within the curtilage of each site.

Furthermore, any new housing must accord with the requirements of policy CS14 of the Core Strategy, *Efficient Use of Resources*. In that planning permission will only be granted for residential development that accords with Level 3 of the Code for sustainable homes.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours faithfully

H Healey

Mr Steve Weaver
Interim Development Services Manager
Our Ref: GEN/11/00328