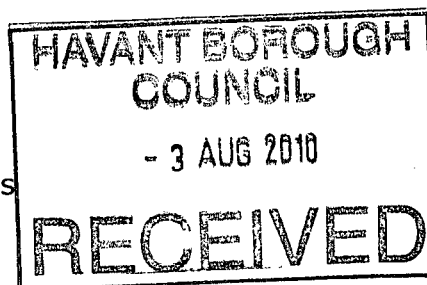


Aaron Wright
Development Control
Development and Technical Services
Havant Borough Council
Civic Offices
Havant
Hampshire PO9 2AX



02.08.10

Our Ref: 05/113
Your Ref: 05/62480/003

Dear Ms Wright

**386 SEA FRONT, HAYLING ISLAND, HAMPSHIRE, PO11 0BD
CONSTRUCTION OF THREE STOREY BUILDING CONSISTING OF EIGHT
FLATS WITH ASSOCIATED CAR PARKING**

I act on behalf of Mr Brian Parker in respect of the above planning permission granted at appeal on 17 November 2005 (reference: APP/X1735/ A/05/1186566).

Condition No. 1 of the planning permission requires the development to begin before the expiration of five years from the date of the decision (i.e. 17 November 2010).

Following receipt of the Notice of Conditional Passing of Building Control Plans (reference: 08/00599/FP) on the 19 March 2008, formal discharge of conditions on 15 July 2008, and payment of the S106 contributions on the 10 June 2010 (see correspondence attached), works involving the digging of a trench commenced on site on Monday 19 July 2010.

Directors:

Helen Cuthbert BSocSc (Hons) MA MRTPI

Ben Ellis BSc (Hons) MRTPI

Stuart Slatter B-Tech TRP(SA) MRTPI

Consultant:

Caroline Dawson BA (Hons) DMS MRTPI

Associates:

Duncan Mason BA (Hons) Dip TP MRTPI

Alastair Close BSc (Hons) MRTPI

Joanne Fox BA (Hons) Dip TP MRTPI

Claire Temple BA (Hons) Dip TP MRTPI

Harrogate Office contact Claire Temple T: 01423 226144

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Registered in England No: 5419507

Registered Office: 7-10 Chandos Street, London, W1G 9DQ

Section 56(2) of the 1990 Town and Country Planning Act states that 'development shall be taken to be begun on the earliest dates on which any material operation comprised in the development begins to be carried out'. Section 56(4) defines "material operation" as meaning a range of works, including under part (b) 'the digging of a trench which is to contain the foundations, or part of the foundations, of a building'.

The S106 agreements associated with the development also makes clear that the digging of a trench which is to contain the foundations or part of the foundations of a building is a material operation.

Mr Coleman of your Council's Building Control department visited the site on 19th July 2010 to inspect the large trench which has been dug to contain the foundations of the western side of the building in accordance with the approved planning and building control drawings. Mr Coleman was satisfied that works have been carried out correctly and safely and I understand has advised the Planning Department that works in respect of the approved development have now commenced.

We would therefore be grateful if you can confirm in writing that the planning permission has been lawfully implemented.

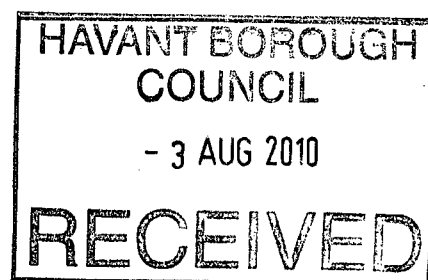
If you have any queries, please do not hesitate to contact me on 020 7357 8000.

Yours sincerely



Katie Benford

Katie@planningpotential.co.uk



Enc



Havant
BOROUGH COUNCIL

Civic Offices
HAVANT
Hampshire PO9 2AX

Tel (023) 9247 4174
Fax (023) 9244 6588
DX 50005 Havant
www.havant.gov.uk

**THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2000 (AS AMENDED)**

D J E Project Services
2 Lake Drive
Winchester
Hants
SO22 4PB

08/00599/FP

NOTICE OF CONDITIONAL PASSING OF BUILDING CONTROL PLANS

Site Address: 386 Sea Front, Hayling Island, PO11 0BD

Proposed Works: Erection of 3-storey block containing 8 flats.

I hereby give you notice that the Council have **conditionally** passed the plans of the proposed works or buildings referred to in your application deposited on 24 January 2008, subject to the following:

- 1 Structural calculation and details in respect of:-
 - a) Beam and block flooring system
 - b) TJI floor joists
 - c) Flat roof structure (including details for insulation)
 - d) Foundation design for the bin store/car portbeing submitted for approval prior to relevant work commencing on site.
- 2 Positions of the smoke detectors, in accordance with Section 1 of Approved Document B 2006 Edition, to be submitted for approval.
- 3 Details to be provided in respect of the car port, showing compliance to Section 13 (space separation) of Approved Document B Volume 2 2006 Edition.
- 4 Sound testing to be undertaken in accordance with Approved Document E 2003 Edition, or Robust Standard Detail certificates to be submitted.
- 5 Details for the road gullies, fitted with either traps or oil interceptors in accordance with Approved Document H 2002 Edition, to be submitted.



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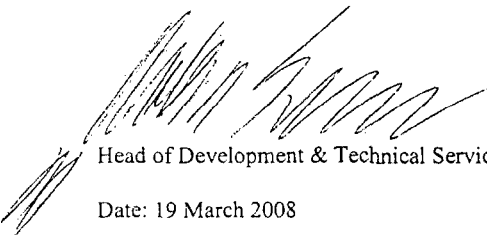
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- 6 Details for the solid waste provisions, in accordance with Approved Document H 2002 Edition to be submitted.
- 7 Air pressure testing to be undertaken in accordance with Approved Document L 2006 Edition.
- 8 Details for the staircase in accordance with Approved Document M 2004 Edition, to be submitted. (The handrail needs to continue 300mm past the bottom step).
- 9 Fire Authority access to comply with Approved Document B Volume 2 Section 5 Turning Facilities should be provided for this development as a whole and not rely on other areas outside of this development.

The above conditions should be resolved as soon as possible and prior to work commencing on site.



Head of Development & Technical Services

Date: 19 March 2008

Copy to:
Mr B Parker
Channel House
386 Sea Front
Hayling Island
Hants
PO11 0BD

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF



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Havant
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Tel (023) 9247 4174
Fax (023) 9244 6588
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To:
Mr D Everest
D J E Project Services
2 Lake Drive
Winchester
Hampshire
SO22 4PB

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Discharge of Conditions Application

Application Number: 08/62480/004
Site Address: 386 Sea Front, Hayling Island, PO11 0BD

Proposal: Discharge of Conditions following Appeal for Planning Permission 05/62480/003.

This decision relates to your application received on 14 May 2008 which was valid from 21 May 2008, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of conditions 2, 3, 4, 7 and 8 of Planning Permission 05/62480/003.

The conditions in respect of which information has been submitted are:

1) The development hereby permitted shall begin before the expiration of five years from the date of this decision.

Submitted Details

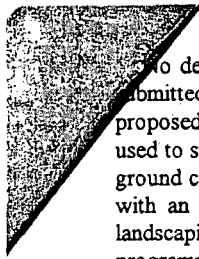
It is noted that the applicant has noted the date for commencement for development in their letter dated 12th May 2008 (DJE Project Services)

2) No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and samples.

Submitted Details

Brickwork - Cadnium red
Render - K Rend through coloured render - off white
Roof - Single ply membrane to flat roof. Colour grey
Windows/doors - Powder coated aluminium - colour RAL 7024 grey
These submitted details are considered to be acceptable.

Our Ref: 08/62480/004



No development shall take place until full details of hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority. These details shall include proposed finished ground levels in relation to existing levels; a specification of the materials to be used to surface all open parts of the site shown to be hard surfaced; the distribution and species of ground cover plants, and the position, size, and species of trees and shrubs to be planted, together with an implementation programme. The flats shall not be occupied until the hard and soft landscaping has been completed in accordance with the approved details and implementation programme. Any trees or shrub planted in accordance with the approved scheme which dies, or which is otherwise removed, shall be replaced with another of the same size and species during the first available planting season.

Submitted Details

Landscaping details shown on Drawing No.371/GA-SP01 are considered to be acceptable.. (The established boundary hedge is to be retained alongside the boundary with No.388. Due to the requirement of Condition 6a to avoid any obstruction over 0.5m high on the approved site plan, new tree and large shrub planting has not been incorporated into the landscaping scheme. The ground will be laid to grass with small ground cover of plants. The block paving will be 'charcoal' colour with buff coloured kerbs and car space delineation. Details of the finish ground levels have been annotated onto the plan. The hard and soft landscaping will integrate successfully into the scheme and surrounding locality).

4) No development or related site clearance shall commence until plans and particulars specifying (a) provision to be made for a material storage compound within the site, and (b) provision within the site or land nearby for the parking of construction vehicles and other vehicles delivering/removing materials from the site during the construction period have been submitted to, and approved in writing by the Local Planning Authority. The approved compound and temporary parking shall be available before the commencement of any building works, retained throughout the contract period, and only used for the purposes specified.

Submitted Details

Details of the access, material storage compound and parking area for delivery and construction vehicles shown on Drawing No.371/GA-SP01 are considered to be acceptable. Confirmation that access would be gained from the front of the site to avoid the shared access road and that the site would be fenced off for security purposes are considered acceptable.

5) Demolition, clearance, excavation, road or construction works shall only take place between the hours of 08:00 and 18:00 on Mondays - Saturdays and not at all on Sundays and all recognised public holidays.

Submitted Details

It is noted that the applicant has noted the hours of work in their letter dated 12th May 2008 (DJE Project Services)

6) Before the flats are first occupied:

a) the hatched area on drawing BHL04/03:03(d) shall be cleared of any obstruction over 0.5m high, and retained as such, unless otherwise agreed in writing with the Local Planning Authority.

b) a minimum of 16 parking spaces shall be provided within the curtilage of the site, and retained as such thereafter

c) the approved cycle store has been constructed and is available for the storage of not less than 20 cycles

Our Ref: 08/62480/004

Submitted details

It is noted that the applicant has confirmed that the parking spaces and cycle storage will be provided on site prior to first occupation.

7) No development shall commence until plans and particulars specifying the provision to be made for external lighting have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, no external lighting shall be attached to the building unless first agreed in writing by the Local Planning Authority.

Submitted Details

Details of the proposed external lighting as shown on Drawing No 371/GA-SP01 are considered to be acceptable.

8) No development shall commence until details of the balcony privacy screens have been submitted to, and approved in writing by, the Local Planning Authority. The approved privacy screens shall be erected before the flats to which they relate are first occupied and shall be retained at all times thereafter.

Submitted Details

The elevational details on drawings Nos 371/GA-EL1 and EL2 are considered to be acceptable. It is noted that the applicant has confirmed that the screens will be erected prior to first occupation of the flats.

9) (a) The flat roof hatched on drawing BHL04/03/06 (B) shall only be used by people for proper maintenance purposes, and no one shall be on the roof at any time for any other purpose.

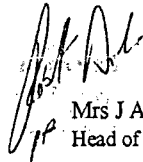
(b) The door to the flat roof shall be of solid construction, and shall remain shut at all times other than when people are accessing the roof for maintenance purposes.

Submitted Details

It is noted that the applicant has noted the requirements of the condition.

Other Important Information:

- (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 Department for Transport Local Government and the Regions, 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.



Mrs J A Batchelor
Head of Development & Technical Services

15 July 2008

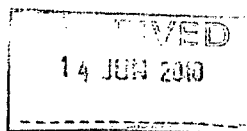


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Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax (023)9244 6588
DX50005 Havant
www.havant.gov.uk

Mr C Mitchell
G K and M Solicitors
1-2 Masoni Court
Gillan Way
Penrith 40 Business Park
Penrith
Cumbria
CA11 9GR



Our Ref: 05/62480/003
Direct Line: (023)9244 6556
Ask For: Mr Chris Lyons
Email: planning.development@havant.gov.uk
10 June 2010

Dear Mr Mitchell

The Town and Country Planning Act 1990

Site Address: 386 Sea Front, Hayling Island, PO110BD

Proposed Development: Demolition of existing dwellinghouse and construction of a 3 storey building consisting of 8No. flats (6No. 2 bed and 2No 3 bed) with associated car parking utilising the existing but altered access to Sea Front.

Thank you for your cheque received today concerning the above.

I enclose herewith your receipt for the payment of £10,785 in respect of the green transport and playspace contributions as detailed in the legal agreement dated 20 October 2005.

Yours sincerely

Mrs B A Crawford
Enquiry Officer
Development Control

Enc

54336	B1007241	07	MP	4,779.00
54337	B1007238	07	MP	2,880.00
54338	B1007234	07	MP	2,124.00
54339	B1007224	07	MP	240.48
54340	B1007225	07	MP	761.52

Total: £10,785.00

RS21WP

BOROUGH OF HAVANT

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MISCELLANEOUS
RECEIPT

NARRATIVE	LEDGER CODE	AMOUNT	VAT
05/62480/003	B100 7224	240 48	N
05/62480/003	B100 7225	761 52	N

ANY RECEIPT GIVEN BELOW must be printed by the Council's receipting machine.

RS21WP

BOROUGH OF HAVANT

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MISCELLANEOUS
RECEIPT

NARRATIVE	LEDGER CODE	AMOUNT	VAT
05/62480/003	B100 7241	4779 00	N
05/62480/003	B100 7238	2880 00	N
05/62480/003	B100 7234	2124 00	N

ANY RECEIPT GIVEN BELOW must be printed by the Council's receipting machine.

54336 - 54340.