Havant BOROUGH COUNCIL

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Mr Utley
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For: Mr Fox

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

Application Number: APP/11/01380
Site Address: 27 Bacon Lane, Hayling Island
Proposal: Demolition of existing 5 bed detached dwelling. Construction of 2No. 5 bed detached dwellings with new access from Bacon Lane.

Further to your application received on 25 August 2011 which was valid from 08 September 2011 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.

(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 Notwithstanding the details of the external materials shown on Drawing No. 08/163/JR/08 REVG1, construction of the dwellings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drain sand 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 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 Policy CS16 of the Havant Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

4 The proposed works must be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Bernie Harveson, received by the Planning Authority on 25 August 2011 and the additional letter received 08/11/11.
Reason: To ensure the trees are not adversely affected by the construction of the development and having regard to Policy DM8 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

5 No development hereby permitted shall commence until a detailed boundary treatment plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the positions, design, materials / species of the boundary treatments to be erected / planted. The approved details shall be fully implemented before the use of the development is commenced and / or any part of the development is occupied and shall be retained thereafter.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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.

6 No development hereby permitted shall 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 commence 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 policies CS11, CS16, and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1 and 25.

7 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced 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 to policies CS11, CS12, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1 and 9.

8 No development hereby permitted nor any related site clearance shall 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: To protect the visual amenity of the street scene and having due regard to Policy CS16 of the Havant Core Strategy 2011, which forms part of the Local Development Framework.

9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of any dwelling hereby approved including the addition of windows or openings permitted by Part 1, Classes B & C of the 2008 Order, shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenity and having due regard to Policy CS16 of the Havant Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

10 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 east elevation of Plot 1, (as shown on Drawing NO.08/163/JR/08 Rev G1) 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 Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, E, F of the 2008 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenity and to protect the trees in the vicinity of the site and having due regard to Policies CS16 and DM8 of the Havant Core Strategy 2011, which forms part of
the Havant Borough Local Development Framework.

12 The following windows:
the first floor shower room windows in the west elevation at Plot 1, and
the first floor shower room windows in the east elevation at Plot 2, 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.

13 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 policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 23.

14 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework.

15 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 in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

16 The garages hereby permitted for Plots 1 & 2 shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway and having due regard to policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 13.

17 The development shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

18 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 22.

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

- Design and Access Statement
- Arboricultural Method Statement & Tree Protection Plan Report
- Existing Site Plan & Location Plan 08/163/JR/00 REV C1
- Floor Plans of Existing House 08/163/JR/10 REV A1
- Existing and Proposed Site Sections, Roof Plans of Proposed Houses 08/163/JR/09 REV D2
- Construction Notes, Garage and Oriel Bay Window Sections 08/163.15 REV A1
- Typical House Plans and Street Elevation 08/163/JR/08 REV G1

- Site Plan 08/163/JR/07 REV G1

Reason: - To ensure provision of a satisfactory development.

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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS21	Developer Requirements
CS9	Housing
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 9	(Biodiversity and Geological Conservation)
PPS22	(Renewable Energy)
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 effect on the character and appearance of the area, the residential amenity, the effect on the surrounding trees, the adequacy of access and parking and Transport Contribution. 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 2nd December 2011 which requires the payment of a Transport Contribution prior to the commencement of the development hereby approved.



Mr Chris Murray
Service Manager (Planning Development)

14 December 2011