Havant BOROUGH COUNCIL

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To:
Bryan Jezeph Consultancy
The Gallery
3 South Street
Titchfield
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PO14 4DL

For: Meon Valley Developments Ltd

**THE TOWN AND COUNTRY PLANNING ACT 1990**
**Grant of Planning Permission**

**Application Number:** 10/68395/005
**Site Address:** Land to the rear of 40 Gladys Avenue, Cowplain, Waterlooville, PO8 8HS
**Proposal: Construction of 1No. 4 bed detached house including associated access, car parking and landscaping.**

Further to your application received on 01 February 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 25 February 2010 and 01 March 2010, and

(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 buildings 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, Planning Policy Guidance 15 and Planning Policy Statement 7.

3 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 building and the surrounding ground levels in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure satisfactory 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.

4 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 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, drainage, 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 Statements 1 and 25.

5 No development hereby permitted shall 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. Such details to include for the erection of a 1.8m close boarded fencing along the east boundary of the site. 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 installation of all screening provision as is thus approved by the Local Planning 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 hacving 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.

6 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been 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 in the interests of traffic safety 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 The buildings shall not be occupied until space for the loading; unloading and parking of vehicles have 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 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.

8 The dwellings shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
**Reason:** To ensure satisfactory drainage 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.

9 The dwellings shall not be occupied until the installation of a surface water drainage scheme has been completed in accordance with the plans and specification contained in the Hydrological Study Report by the Cowan Consultancy received 1 February 2010, and this shall be retained and maintained thereafter. The drainage works shall be carried out under the supervision of a representative of the Local Planning Authority and 7 days prior notice of the commencement of works on the drainage scheme shall be provided in writing to the Local Planning Authority.
**Reason:** To ensure satisfactory drainage and to allow the Local Planning Authority to inspect and monitor the surface water drainage works 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.

10 No development shall take place until details of the provision to be made for the storage and disposal of refuse from the use of the dwellings, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The dwellings shall not be brought into use before the refuse storage facilities are completed.
**Reason:** To ensure satisfactory 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.

11 The development shall not be occupied until the additional tree planting shown on the approved site layout plan has been carried out in accordance with a planting specification previously agreed in writing by the Local Planning Authority. Any tree or shrub planted in accordance with this condition which dies or is otherwise removed within five years of the date of the first occupation of the development 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 Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

12 In this condition, "retained tree" means an existing tree which is to be retained in accordance with the plans and particulars set out in the letter and appendices dated 30 April 2008, from Jonathan Fulcher of Alderwood Consulting. Paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(ii) If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with plan JF1 before any equipment, machinery or materials are brought onto the site for the purpose of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Northing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.

**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.

13 No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

(i) The parking of vehicles of site operatives and visitors

(ii) Loading and unloading of plant and materials

(iii) Storage of plant and materials used in constructing the development

(iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

(v) Wheel washing facilities

(vi) Measures to control the emission of dust and dirt during construction

(vii) A scheme for recycling/disposing of waste resulting from demolition and construction works

**Reason:** To ensure satisfactory 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.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows/dormer windows or any other opening shall be constructed above the ground floor on the southern flank of the dwelling.

**Reason:** To safeguard the amenities of the 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.

**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

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|---|---|
| D1 | (High Quality Design) |
| D2 | (Co-ordination of Development) |
| H5 | (Density of Housing Development) |
| H6 | (Range of House Types and Sizes) |
| L6 | (Conservation and Protection of Existing Natural Features) |
| T7 | (Criteria for Access to Development) |
| T9 | (Provision of Vehicle Parking and Turning Facilities) |
| UA1 | (Concentration of Development within the Urban Areas) |
| US4 | (Sewers) |

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 effect on the streetscene, the effect on neighbouring properties, highways and traffic, the effect on surrounding trees, flooding and drainage. 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 is subject to a Section 106 requiring a contribution of £5457 towards the Councils Adopted Transport Contrubutions Policy.

Mrs J A Batchelor
Head of Development & Technical Services

31 March 2010

Our Ref: 10/68395/005