Havant
BOROUGH COUNCIL

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To:
Mrs M Parsons
ADP Architects Ltd
Richmond Court
94 Botley Road
Park Gate
Southampton, Hants
SO31 1BA

For: Mr and Mrs A Snowdon-Darling

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/51108/001
Site Address: 46 Langstone Road, Havant, PO9 1RF
Proposal: Demolition of existing house and garage, construction of 1No. replacement two storey dwelling, single storey annex and carport with store.

Further to your application received on 02 March 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, 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 building 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 saved Policies C3 and 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 1.

3 No development hereby permitted shall be commenced until a more 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 saved Policies D1, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

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 and having due regard to 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, together with Planning Policy Statements 1 and 25.

5 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 saved Policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statement 1 and Planning Policy Guidance 13.

6 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 saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statement 1 and Planning Policy Guidance 13.

7 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.
Reason: In the interests of traffic safety and having due regard to saved Policies D1, T7 and PC1 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 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 first floor north and south facing walls and roof slopes 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, and Planning Policy Statement 1.

9 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 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 Statement 23.

10 The en-suite bathroom window at first floor level on the south elevation of the building shall:-

(i) 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 and be fixed shut or fitted with restricted openings in accordance with details to be submitted to and approved in writing 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, and Planning Policy Statement 1.

11 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces 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.

12 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Appendix A of the submitted Design and Access statement) and the following mitigation measures detailed within the FRA:
(i) Finished floor levels are set no lower than 3.42m above Ordnance Datum (AOD).
Reason: The replacement dwelling is within Flood Zone 3 and is defined in table D1 of Planning Policy Statement 25 (PPS25) as having a high probability of flooding. The FRA therefore proposes to raise the ground floor level of the new property 360mm above the ground floor level of the existing property in order to reduce the risk of flooding to the proposed development and future occupants. This is supported by PPS25, Policy NRM4 of the South East Plan and saved Policy F1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

13 The occupation of the dwelling hereby permitted shall not commence unless and until an adequate emergency evacuation plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include enrolling with the Environment Agency's Floodline Warnings Direct service. The approved plan shall thereafter be enacted if and when required.
Reason: The site is located within Flood Zone 3 and is vulnerable to flooding and having due regard to saved Policy F1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policy NRM4 of the South East Plan and Planning Policy Statement 25.

14 The development hereby permitted shall not take place except in accordance with the following requirements:

1. Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
2. No percussive piling or works with heavy machinery occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
3. Clearance of trees and areas of scrub should avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

Reason: Given the areas sensitivity in relation to birds the proposed development will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds having due regard to saved Policy NC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Policy NRM5 of the South East Plan and Planning Policy Statement 9.

15 The dwelling hereby permitted shall not be occupied unless and until full details including 1:20 drawings of the proposed side panels to the balcony have been submitted to and approved in writing by the Local Planning Authority. The panels shall thereafter be installed prior to occupation and retained in accordance with the approved details.
Reason: To accord with the submitted plans, to ensure that neighbours residential amenity is protected 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 Statement 1.

16 The Annex hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

17 No development hereby permitted nor any related site clearance shall commence until the measures specified in the Arboricultural Implications Assessment and Arboricultural Method Statement from Ecourban Consulting including those in paragraph 5.3.5 in relation to tree protection have been fully implemented. All measures forming part of the specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

18 The development hereby permitted shall take place fully in accordance with the Arboricultural Implications Assessment and Arboricultural Method Statement submitted by Ecourban Consulting unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

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

C3	(Development in the Coastal Zone)
D1	(High Quality Design)
F1	(Development in Areas at Risk from Tidal Flooding and Coastal Erosion)
L1	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
NC3	(Sites of International Importance for Nature Conservation)
PC1	(Control of Potentially Polluting Uses)
T10	(Contributions to Off Site Highway Improvements)
T9	(Provision of Vehicle Parking and Turning Facilities)
UA1	(Concentration of Development within the Urban Areas)

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 character and appearance of the area including coast, environmental issues, flood risk issues, highway implications, the effect on surrounding trees and the effect on neighbouring properties. 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.

Our Ref: 10/51108/001

(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.

For

Mrs J A Batchelor
Head of Development & Technical Services

27 April 2010

Our Ref: 10/51108/001