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BOROUGH COUNCIL

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To:
Mr J Douglas
Jeffrey Douglas Chartered Architect
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Hayling Island
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PO11 0LJ

For: Mr N Slydell

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00569
Site Address: 260-264 Sea Front, Hayling Island
Proposal: Demolition of existing buildings and construction of 3No. 2 bed and 2No. 3 bed houses and attached garage block with 1No. 2 bed flat over with vehicular access from Magdala Road (amended plan).

Further to your application received on 27 August 2010 which was valid from 19 October 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 11 November 2010.

(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 Unless otherwise agreed in writing by the Local Planning Authority the development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications, programme/timetable and written particulars received by the Local Planning Authority on 11th November 2010 and comprising :-

- Statement regarding the Long-Term Management of Communal Areas after Construction,
- Programme of works,
- Schedule of Materials and Finishes

and drawings received by the Local Planning Authority on 11th November 2010 and numbered :-

21007/201A, 21007/202C, 21007/203B, 21007/204, 21007/205A, 21007/206A, 21007/207A, 21007/208, 21007/209, 21007/210, 21007/211, 21007/212.

but subject to the following change:

that the first 4.8 metres of the vehicular access measured from the back-edge of the highway (the public footpath) to Magdala Road shall be constructed as a bound permeable surface (such as permeable tarmac or permeable resin-bound gravel) laid upon a type 1 or type 2 base, further details of which shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of this notice of permission.
Reason: In the interests of clarity and to ensure that the development is completed satisfactorily in all respects and In the interests of the amenities of the locality, the setting of Listed Buildings, highway safety, drainage and having due regard to saved policies and proposals D1, and T9 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, 5, 23 and 25 and Planning Policy Guidance 13 and 24.

3 All the rooflights shall comprise the Lumen Conservation Rooflight type in black textured finish, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of the visual amenities of the area and the setting of listed buildings 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 5.

4 Within 2 months of the date of this notice of permission the following details shall be submitted to and approved in writing by the Local Planning Authority:

- the North elevation of the proposed bin store and explanation of how the west side (along the site boundary) will be formed

- A sample of the roof coverings, notwithstanding the information contained in the Schedule of Materials and Finishes received by the Local Planning Authority on 11th November 2010
Reason: In the interests of clarity and to ensure that the development is completed satisfactorily in all respects and In the interests of the amenities of the locality and the setting of listed buildings, having due regard to saved policies and proposals D1, and T9 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 5.

5 On the south and east elevations of the development hereby approved all windows and their respective frames shall be recessed at least 100mm and doors and their respective frames recessed 25mm, from the main facades of the building, and the plait course shall be projected 25mm and the plinth and arch detailing at least 15mm and the cills at least 25mm from the main facade in accordance with drawing number 21007/212 which was received by the Local Planning Authority on 11th November 2010. Windows and doors and their respective frames on other (non-street frontage) elevations shall be recessed by at least 25mm from their respective facades. Furthermore chimneys shall be provided in accordance with the approved elevations before any dwelling is occupied.

Reason: In the interests of clarity, to emphasise the need for detailed design control and to ensure that the development is completed satisfactorily in all respects and in the interests of the amenities of the locality and the setting of listed buildings, having due regard to saved policies and proposals D1 and T9 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 5.

6 Within 2 months of the date of this notice of permission a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes and densities of vegetation 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 and proposals D1 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 Statements 1 and 5.

7 The development shall not be brought into use 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. The visitor parking spaces shown on drawing 21007/202C, which was received by the Local Planning Authority on 11th November 2010 shall be permanently available to visitors to all of the new dwellings the subject of this permission.
Reason: In the interests of highway safety and having due regard to saved policies and proposals 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 No dwelling hereby approved shall be occupied until the foul and surface water drainage details shown in drawing number 21007/208 which was received by the Local Planning Authority on 11th November 2010, have been completed including sustainable surface water drainage provisions and the drainage connection to the public sewer, unless any variation is first approved in writing by the Local Planning Authority. The sustainable drainage system and features shall be permanently managed by the management company referred to in the Statement regarding the Long-Term Management of Communal Areas after Construction, received by the Local Planning Authority on 11th November 2010, unless the Local Planning Authority gives prior written approval for any variation.
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 saved policies D1, PC1 and PC3 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 and 25.

9 The first floor landing/hallway windows in the north elevation of the dwellings at plots 1-4 inclusive, since marked 'X' on the plans hereby approved shall:-
(i) be permanently fixed and unopenable to a height of not less than 1.7m above internal floor level; 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, to limit the degree of overlooking and having due regard to saved 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 1.

10 Notwithstanding the provisions of Schedule 2, Part 1, Classes A-H of the Town and Country Planning General Permitted Development Order 1995, as amended in 2008, (or any Order revoking or re-enacting that Order) no extension, porch, building or structure shall be erected within the curtilage of the site, nor shall there be any external alteration, additional window, door or other opening, including any dormer window, nor any additional cladding or other alteration to any building or its roof, nor the addition of any satellite dish to the south, east or west elevations, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the locality, including the setting of listed buildings and in the interests of neighbouring amenities having due regard to saved 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 Statements 1 and 5.

11 A competent and bat licensed ecologist shall maintain a watching brief during the demolition process. If bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development, all work shall stop immediately and appropriate action taken by the ecologist in accordance with details which shall first be approved in writing by the Local Planning Authority.

Reason: To manage any residual risk of impact on bats, having due regard to saved Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 9.

12 Within one month of the date of this notice of permission the applicant shall submit to and obtain in writing the approval of the Local Planning Authority for, details of bat roosting opportunities that will be incorporated into the new building. All such enhancements must then be implemented in accordance with the approved scheme.
Reason: To manage any residual risk of impact on bats and provide roosting opportunities, with due regard to saved Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 9.

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 saved 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)
EMP6	(Protection of Land and Premises in Employment Use)
H5	(Density of Housing Development)
H6	(Range of House Types and Sizes)
IMP1	(Financial Contributions)
L7	(New Landscape Works)
NC5	(Other Features of Nature Conservation Interest)
PC1	(Control of Potentially Polluting Uses)
PC3	(Protection of Water Quality)
R17	(Playing Space Related to New Housing Development)
T10	(Contributions to Off Site Highway Improvements)
T6	(Public Transport, Cycling and Walking New Development)
T9	(Provision of Vehicle Parking and Turning Facilities)

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 5	(Planning for the Historic Environment)
PPS 9	(Biodiversity and Geological Conservation)
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 loss of employment/retail floor space, visual effect,. the effect on nearby properties, consideration of bats, highway considerations and contributions. 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 5 November 2010 which requires a transport contibution of £9997, and a Playspace contiribution of £7609.

(5) The applicant is advised that a formal sewer connection is required to serve this development. Consent should be obtained from Southern Water for this.

Julia Potter
Executive Head of Planning and Built Environment

23 November 2010