Havant
BOROUGH COUNCIL

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To:
Mr Laurenson
ADP Architects Ltd
Richmond Court 94 Botley Road
Park Gate
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SO31 1BA

For: Mr & Mrs A & C Snowden-Darling

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

Application Number: APP/11/00019
Site Address: 46 Langstone Road, Havant, PO9 1RF
Proposal: Demolition of existing house and garage, construction of 1No. replacement two storey 4 bed detached house, single storey annex and carport with store.

Further to your application received on 05 January 2011 which was valid from 10 January 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 Construction of the portico 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. The other materials shall be as approved under discharge of condition application reference APP/10/00276 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

3 The construction of the portico hereby permitted shall not 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 policies CS11 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

4 No hardsurfacing shall take place on the site excepting in accordance with the details approved under condition discharge permission reference APP/10/00276 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality 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 Statements 1 and 25.

5 No further development shall take place on site excepting in accordance with the details approved under discharge of conditions application reference APP/10/00276 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.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM13 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework together with Planning Policy Statement 1 and Planning Policy Guidance 13.

6 No further development shall take place on site excepting in accordance with the details approved under discharge of conditions application reference APP/10/00276 for the material storage compound within 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 together with Planning Policy Statement 1 and Planning Policy Guidance 13

7 No further development shall take place on site excepting in accordance with the details approved under discharge of conditions application reference APP/10/00276 for the 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.
Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the 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 policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the 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 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 policy CS16 of Havant Borough Core Strategy 2011, which forms part of the 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 policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, and Planning Policy Guidance 13.

12 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 policy CS15 of Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, policy NRM4 of the South East Plan and Planning Policy Statement 25.

13 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 31st 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 policy NRM5 of the South East Plan and Planning Policy Statement 9.

14 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 policy CS16 of Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

15 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 policies CS16 and DM10 of Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

16 No development hereby permitted nor any related site clearance shall continue 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 policies CS16 and CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

17 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 policies CS16 and CS11 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

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)
CS15	
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS20	Transport and Access Strategy
CS21	Developer Requirements
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
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 the effect on the character and appearance of the area (including the coast and streetscene), environmental issues, flood risk issues, highway implications, the effect on surrounding trees and the effect on the 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.

(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.

Julia Potter
Executive Head of Planning and Built Environment

29 March 2011