Havant
BOROUGH COUNCIL

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To:
Douglas Briggs Partnership
Flint Barns
Hamfarm
Bosham
West Sussex
PO18 8EH

For: Mr and Mrs P Lewis

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/68365/003
Site Address: Salterns Quay, Marine Walk, Hayling Island, PO11 9PG
Proposal: Erection of part single, part two storey outbuilding, swimming pool and tennis court.

Further to your application received on 24 March 2010, which was valid from 14 May 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, D1, HE1, HE7, and HE10 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 5 & 7.

3 The out building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used as a separate unit of accommodation or 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.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no vehicle or pedestrian access shall be formed to the site other than that shown on the approved plans attached to this decision without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to saved Policy T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 No development shall commence on the site until a Method Statement detailing all works to or affecting trees on or adjoining the site has been submitted to and approved in writing by the Local Planning Authority, and the Method Statement shall include protection methods in accordance with BS5837:2005.
Reason: To protect the health of trees to be retained in the interests of amenity 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.

6 All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site by the erection of a 1.2m minimum height chestnut paling fence to BS1722 Part 4 securely mounted on 1.2m minimum height timber posts driven firmly into the ground along a line to be agreed in writing with the Local Planning Authority. Prior to the commencement of development, any parts of hedges or hedgerows removed without the Local Planning Authority's consent, or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available plant season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows 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.

7 No development hereby permitted shall be commenced until a detailed soft landscaping scheme, including the reinforcement of the boundary hedge to the northern and western boundaries as marked on plan 8009-01, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify 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 and HE15 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 15.

8 No percussive piling or works with heavy machinery shall occur within the migratory bird over-wintering period 1 October to 31 March inclusive. 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: In the interests of nature conservation to protect over-wintering birds and having due regard to saved Policy NC2 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 9 and S281 of the Wildlife and Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000).

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)
HE1	(Development in Conservation Areas)
HE10	(Buildings of Local Interest)
HE15	(Roads with Special Character)
HE7	(Extensions and Alterations to Listed Buildings)
HTC5	(Development Site Car Park Adjoining the Perserverance Public House North Street)
L6	(Conservation and Protection of Existing Natural Features)
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L7	(New Landscape Works)
NC2	(Sites of Special Scientific Interest)
NC4	(Sites of Importance for Nature Conservation and Local Nature Reserves)
PC1	(Control of Potentially Polluting Uses)
T7	(Criteria for Access to Development)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)

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 appropriateness of the design, the effect on the character and appearance of the area, environmental issues and flood risk issues. 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.

S Weaver

For

Mrs J A Batchelor
Head of Development & Technical Services

22 June 2010

Our Ref: 10/68365/003