Havant
BOROUGH COUNCIL

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To:
Mr M Critchley
Martin Critchley Consultants Ltd
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For: Mr & Mrs S Popham

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

Application Number: APP/10/00731
Site Address: North Corner, Woodgaston Lane, Hayling Island, PO11 0RL
Proposal: Two storey side extension, first floor rear extension, two storey entrance porch and solar panels to roof and removal of Oak tree (T1) subject to TPO 1940.

Further to your application received on 11 October 2010 which was valid from 02 November 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 supplemented by additional information received on 27 January 2011; 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 extension hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials including non-reflective glazing, has been 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: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, policy CC6 of the South East Plan and Planning Policy Statement 1.

3 The development shall not be brought into use until a minimum of three 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 Havant Borough Local Development Framework, and Planning Policy Guidance 13.

4 The development hereby approved shall be constructed strictly in accordance with the details outlined in the Arboricultural Method Statement and Tree Protection Plan Report submitted on the 11 October 2010.
Reason: *To safeguard the continued health and presence of existing trees and* vegetation and protect the amenities of the locality, and having due regard to policy CS12 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 9.

5 No development hereby permitted shall be commenced until a 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 (and particular replacement trees) 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 safeguard the continued health and presence of existing trees and vegetation and protect the amenities of the locality, and having due regard to policy CS12 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 9.

6 No percussive piling or works with heavy machinery to occur within the waterfowl over-wintering period, 1st October to 31st March inclusive. Heavy machinery constitutes for example use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: To minimise disturbance to nesting birds and having due regard to Planning Policy Statement 9.

7 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 CS16 of the Havant Borough Core Strategy 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 policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework and National Planning Policy Guidance:-

Core Strategy 2011

CS12	(Chichester Harbour Area of Outstanding Natural Beauty)
CS15	(*Flood and Erosion Risk*)
CS16	(High Quality Design)
DM8	(Conservation, Protect and Enhancement of Existing Natural Features)
DM13	(Car and Cycle Parking on Residential Development)

National Policies

PPG13	(Transport)
PPG20	(Coastal Planning)
PPS 1	(Delivering Sustainable Development)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)
PPS25	(Development and Flood Risk)
PPS23	(Planning and Pollution Control)

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 appropriateness of the design; the effect on the character and appearance of the area; the effect on the sensitive areas; the effect on the neighbouring properties; the effect on the protected trees; flood risk issues and adequacy of parking. 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

02 March 2011