Havant
BOROUGH COUNCIL

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To:
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For: DKF Developments Ltd

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

Application Number: APP/10/00949
Site Address: 42 Highfield Avenue, Waterlooville, PO7 7PX
Proposal: Extension of time limit for Planning Permission 07/50614/007 for demolition of existing dwelling and construction of 7No. detached 3 bed houses (4No. with integral garage), 2No. detached car ports and new access to Highfield Avenue.

Further to your application received on 29 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 7 February 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 buildings hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, 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 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.

3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To ensure a satisfactory form of development and to safeguard the adjoining Hermitage Stream and amenity of neighbouring properties; 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 25.

4 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.
Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 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 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 25.

6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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.

7 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees, hedgerows and wildlife within the Hermitage Stream Corridor on the eastern boundary of the site throughout implementation has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of that approved specification shall be undertaken and fully adhered to at all times during implementation. Any 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 2 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.

8 The dwellings hereby permitted shall not be occupied until the vehicle parking garages and spaces have been constructed and laid out in accordance with the approved plans and shall not be used for any other purpose other than for parking, loading and unloading of vehicles.
Reason: In the interests of highway safety and having due regard to saved Policies 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 Guidance 13.

9 Before the development commences, landscaping and tree planting shall be submitted to, and approved in writing, by the Local Planning Authority. Such scheme shall specify the position, species, sizes and numbers of plants and tress to be planted, and the phasing and timing of such planting and shall include provision for its maintenance during the first 5 years from the date of planting.
Reason: To ensure the appearance of the development is satisfactory 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.

10 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 side elevations of plots A, C and D 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.

11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To ensure sufficient amenity space is retained, and as the site is in a prominent location, in the interests of the amenity of the area and to protect the amenity of occupiers of neighbouring 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.

12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring 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.

13 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
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 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 23 and 25.

14 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.

15 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.

16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the 1995 Order as amended shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority. Other than agreed as in discharge of Condition 6 of this permission.
Reason: To ensure satisfactory development and having due regard to saved Policies D1 and L4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

17 The communal garden area as indicated on the approved plan as the area between the Hermitage Stream and the Max Flood Level shall be seeded with a wildflower rich, native grassland seed mixture. Details of the seed mixture shall be submitted to and approved by the Local Planning Authority, and once agreed in writing the seeding shall be implemented prior to occupation of the dwelling units.
Reason: To ensure satisfactory development and having due regard to saved Policies D1 and L4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

18 Notwithstanding the submitted details no development shall commence until details of the provision for cycle parking for units A, B and C have been submitted to and approved in writing by the Local Planning Authority. The units shall be built in accordance with the approved details prior to occupation.
Reason: To ensure satisfactory development and having due regard to saved Policies D1 and L4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

19 No development shall commence until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years.
Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance 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.

20 Prior to the commencement of the development hereby approved, the following details, including a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority:

a) new planting to include hedging plants and any additional trees
b) bird nesting boxes
c) bat boxes or the use of 'bat friendly' roof tiles.
d) log-pile insects.

Development shall only be undertaken in accordance with the details and timetable thus approved.
Reason: in the interests of biodiversity in accordance with saved Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9.

21 Notwithstanding the submitted plans no development hereby permitted shall commence until a revised plan Houses A - C Plans and Elevations Drawing No 0641-431 showing the east and west elevations correctly identified has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved plan.
Reason: To ensure satisfactory development 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.

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

H5	(Density of Housing Development)
H6	(Range of House Types and Sizes)
IMP1	(Financial Contributions)
L4	(Stream Corridors)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
R17	(Playing Space Related to New Housing Development)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T7	(Criteria for Access to Development)
NC5	(Other Features of Nature Conservation Interest)

D1 (High Quality Design)
T9 (Provision of Vehicle Parking and Turning Facilities)

National Policies

PPS 1 (Delivering Sustainable Development)
PPS 3 (Housing)
PPS25 (Development and Flood Risk)

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 changes to PPS3, the effect on the visual amenities of the area, the effect on neighbouring properties, access and highways, the impact on trees, drainage and flooding and the protection of existing natural features & enhanced wildlife potential. 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) The landowners are responsible for maintaining flow in the watercourse (irrespective of the role of the Environment Agency) and this should be taken inot account when considering emergency (potentially vehicle) access to this point of the stream.

(5) Contributions of £1,225 towards the Transport Strategy and £13,587 in respect to the Provision and Improvement of Playing Space for New Housing Development have been paid in respect to this development.

S Weaver

for

Julia Potter
Executive Head of Planning and Built Environment

28 February 2011

Our Ref: APP/10/00949