Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

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

For: Mr R Lambie

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Outline Planning Permission

Application Number: 10/74241/001
Site Address: 35 West Haye Road, Hayling Island, PO11 9RN
Proposal: Outline application for the demolition of existing dwelling and outbuilding, erection of 1No. 3 bed dwelling and 1No. 2 bed dwelling, with some matters reserved.

Further to your application received on 18 February 2010, Havant Borough Council as Local Planning Authority **Grants Outline 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 received on 11 March 2010; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this Planning Permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 Approval of the details of the appearance of the proposed development and the landscaping of the site hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

(i) The reserved matters:

(a) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);

(b) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

(a) The finished levels (above ordnance datum) of the proposed dwellings and the surrounding ground levels;

(b) The layout of foul sewers and surface drains;

(c) The manner of treatment of existing water courses and ditches;

(d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;

(e) The alignment, height and materials of all walls and fences and other means of enclosure;

(f) Hardsurfacing proposals including surfacing materials;

(g) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

Reason: To secure orderly development and to safeguard the amenities of the locality and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or hard surface permitted by Part 1, Classes A, B, C, E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, as amended, shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the neighbouring residential properties and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

6 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to saved Policies D1 and T7 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.

7 The existing access to the site shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.
Reason: In the interests of highway safety and having due regard to saved Policies D1 and T7 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 The development shall not be brought into use until a minimum of 2 parking spaces and 2 cycle spaces for each unit 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 saved Policy 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 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the Local Planning Authority. This space shall thereafter always be kept available for such use.
Reason: In the interests of highway safety and having due regard to saved Policy 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.

10 The development shall be by one chalet bungalow to the front of the site and one bungalow to the rear of the site only. Both dwellings shall have eaves which are no greater than single storey in height and the bungalow shall not contain any first floor accommodation.
Reason: In order to secure a satisfactory development and having due regard to saved Polices D1, PC1, T9 and L6 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

D1	(High Quality Design)
IMP1	(Financial Contributions)
L6	(Conservation and Protection of Existing Natural Features)
PC1	(Control of Potentially Polluting Uses)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC10	(Control of Class A3, A4 and A5 Food and Drink Uses - Local Centres and Other Areas)

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 site layout, the scale of the development, access and highway implications. 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.

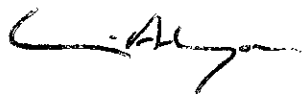
(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development Service at the Civic Offices or by telephoning 023 9244 6015.

(4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(7) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 6 April 2010 which requires a financial contribution of £3,745 (indexed) to be paid towards transport prior to development commencing on site.



Mrs J A Batchelor
Head of Development & Technical Services

15 April 2010