



# GRAHAM ASH ARCHITECTS

CHARTERED ARCHITECTS TOWN PLANNING CONSULTANTS PROJECT MANAGERS

PLANNING AND DEVELOPMENT  
HAVANT BOROUGH COUNCIL  
PUBLIC SERVICE PLAZA  
CIVIC CENTRE ROAD  
HAVANT  
PO9 2AX

ATTEN: MRS T PICKUP, SENIOR PLANNER

Your Ref: GEN/20/00571

10<sup>th</sup> February 2021

Our Ref: 13-087

Dear Sirs,

**Application Number:** APP/17/00613

**Site Address:** Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR

**Proposal:** Erection of 3No. 2 bed dwellings with associated landscaping and car parking.

**Erection of bin and cycles stores. (Resubmission).** 04 September 2017

I refer to the email from Mrs Pickup in connection with the above planning approval.

'I can confirm that your decision notice APP/17/00613 is applicable for the automatic extension of time and now expires on 1st May 2021. You do not need to do anything further, although I would remind you of the need to discharge all pre-commencement conditions before 1st May 2021. I trust this clarifies the situation.'

We now enclose an application for the discharge of the following planning conditions:

**Condition 4.** *No development hereby permitted shall commence until details of the proposed signage for the exit has been submitted to and agreed in writing by the Local Planning Authority. Such details shall include size, wording, colour and positioning of 'No Entry' signage and directional signage (directing road users to the entrance driveway 60m to the south), which is to be located adjacent to the egress drive onto Manor Road, north of the dwelling at plot 1 hereby approved and 'No Entry' painted lettering which is to be painted onto the surface of this egress drive. Once agreed the signage and painted lettering shall be respectively erected and painted prior to the first occupation of any dwelling hereby permitted and thereafter retained and maintained in good condition at all times.*

**Reason:** *In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Drawings are attached showing the appearance and location of the signage.

**Condition 5.** *Construction of the buildings and boundary walls 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,*

Director

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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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details of the bricks and tiles are attached. Samples of these materials can be delivered to HBC offices if required.

**Condition 6** Construction of the buildings hereby permitted shall not commence until full details of:

1/ all new windows and doors

2/ the siting and design of any proposed external meter boxes/metal ducting/flues

have been submitted to and approved in writing by the Local Planning Authority. The windows and doors and other external fixtures shall then be installed in full accordance with the approved details.

**Reason:** Having due regard to the site's location adjacent a Grade II Listed Building where particular care in the choice of materials and finishes and detailing is necessary to ensure a satisfactory appearance, in accordance with policies CS11.4, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Drawings showing the details of the doors and windows are attached.

**Condition 10** No development including site clearance shall commence on the site until the sycamore tree to the north-east of the hereby permitted dwellings, the subject of TPO No 1079, has been protected by fencing sited along the northern verge of the private drive. Such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

**Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Drawings attached showing the location of the protective fencing.

**Condition 11** No development hereby permitted shall commence until details of measures to attenuate the levels of noise within the dwellings from traffic on Manor Road has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

**Reason:** To safeguard the amenities of occupiers in those dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012

A report is enclosed giving details of the sound attenuation measures and the sound pressure levels to be expected within the dwellings.

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**Condition 14** Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site through appropriate soil testing, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;
  - l appropriately considered remedial objectives,
  - l an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
  - l clearly defined proposals for mitigation of the identified risks.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

**Reason:** Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

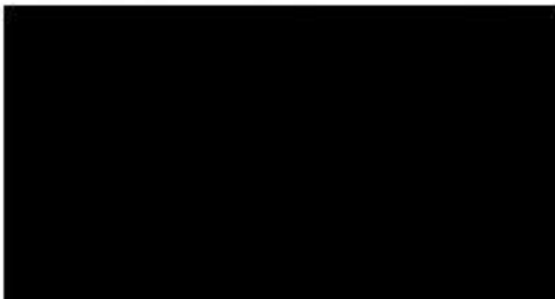
A detailed invasive site survey has been carried out.

This gives details of the substrate and the fact that no harmful materials were found after chemical analysis at the laboratory. Full details are enclosed.

In addition to the above, the application fee of £116 +£25 admin fee for the Planning Portal.

The builder wishes to commence works as soon as possible, so your help in expediting the discharge of these condition would be appreciated.

Yours faithfully,



**GRAHAM ASH Dip Arch RIBA**

Copy: Client

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