



For: Mrs A Dudgeon

c/o Les Timmons
Office 3
Pelican House
New Street
Andover
SP10 1DR

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

NOTICE OF PERMISSION: 25542/004

Proposal: TWO STOREY DWELLING AND ASSOCIATED ACCESS (REVISIONS TO
PP. 25542/003)

Site Address: Carylls, Petersfield Road, Greatham, Liss, GU33 6AS (Greatham Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 2 April, 2009, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 **Before development commences** samples of all external facing and roofing materials shall have been submitted to and approved in writing by the Planning Authority.
Reason - To ensure that the materials used in the construction of the approved development harmonise with the surroundings.
- 3 **No development shall start on site until** plans of the site showing details of the existing and proposed ground levels, proposed external leaf DPC level, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to and approved in writing by the Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The details shall include the nomination of a competent person for the purpose of surveying and certifying that the "as built" external leaf DPC level is in accordance with the approved details.

This certification shall be submitted in writing to the Planning Authority on completion of the foundations and before any ground floor development commenced. The development thereafter shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas

- 4 The parking spaces shown on the approved plan, reference 2583-02 shall only be used for parking purposes and not for the storage of boats, caravans, and trailers.

Reason - To ensure adequate on-site car parking provision for the approved development.

- 5 Prior to the commencement of development details of where materials used in construction of the replacement dwelling shall be stored shall be submitted to and approved by the Local Planning Authority.

Reason - In the interests of visual amenity and protection of the trees within the site.

- 6 Details of the provisions to be made for the parking and turning on site of operatives and construction vehicles during the construction period shall be submitted to and approved by the Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.

Reason - In the interests of highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008 (or any Order revoking and re-enacting that Order) no development falling within Classes A, B, C, D and E of Schedule 2, Part 1 shall be carried out.

Reason - The site lies in a rural area where it is considered that further development on the site may be detrimental to the character of the area and as such be contrary to the adopted policies of the Planning Authority.

- 8 **No development shall start on site until** plans and particulars showing details of the provisions of bin/cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason - To ensure adequate provision within the site.

- 9 **No development shall start on site until** a detailed boundary treatment plan has been submitted to and approved in writing by the Planning Authority. The plan shall include details of the positions, design, materials/species of the boundary treatments to be erected/planted, including an extension of the hedgerow along the southern boundary to screen the development from The Moorings and Beeleigh. The approved details shall be fully implemented before the use of the development is commenced and/or any part of the development is occupied and shall be retained thereafter.

Reason - To ensure an appropriate standard of visual amenity in the area and to safeguard the privacy and amenities of the residents of the locality.

10 The development hereby permitted shall incorporate efficient renewable energy design principles and shall demonstrate a high standard of energy efficiency by incorporating renewable energy production equipment to provide at least 10% of predicted energy requirements of the development in accordance with details that have first been submitted to and approved in writing by the Planning Authority before any development starts on site. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Reason - To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change.

11 **No development shall start on site until** details of a scheme for foul and surface water drainage has been submitted to and approved in writing by the Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding. The development shall be carried out in accordance with the approved details **before of any part of the development is occupied** and shall be retained thereafter.

Reason - To ensure adequate provision for drainage.

Note: The applicant is requested to contact the Council's Environmental Services Works Operations Section as soon as possible regarding the above condition.

The following plans and specifications were considered when making the above decision:

design and access statement

supporting information

energy statement

location plan 1:1250

2583-01 - elevations and floor plans

2583-02 rev A - site sections, roof plan, location, site layout and streetscene

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.



Daryl Phillips

Head of Planning Services

Date: 22 May 2009

Supplementary Information

These are advice notes to the applicant and are not part of the planning conditions.

The Council has granted permission because:

The principle of residential development on this site has been established and accepted with the grant of the previous planning application. The proposal introduces a dormer to the south eastern roof, which serves non habitable space. It is considered that the changes to the approved scheme are minor and would not result in material harm to the amenity of neighbouring properties or the surrounding area. The proposal includes satisfactory access and parking arrangements. The provision of public open space and alternative transport had previously been secured. The proposal is compliant with policies contained within the East Hampshire Local Plan: Second Review.

It is therefore considered that subject to compliance with the attached conditions and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

The applicant is advised that there is a fee for the discharge of conditions relating to this application. A single fee will apply to each batch of conditions submitted for discharge at the same time. The information to discharge a condition will not be accepted by the Council without the appropriate fee. The schedule of fees can be found on the Council's website.

The calculation of predicted energy requirement for the development should include space heating, hot water heating, cooking, and lighting, cold and hot appliances and wet appliances. Other energy consumption associated with the development such as street lighting and utilities must also be included.

In some cases, where proven low carbon fuel is used to provide energy for the above, calculations can include the renewable energy contribution (kWh/yr) based on CO₂ savings (kg CO₂ /yr)

To calculate the predicted CO₂ emissions from each dwelling, SAP 2005 is a suitable method to be adopted, and one which is used by the Building Regulations, it also provides a good level of design flexibility.

The predicted energy consumption using SAP methodology must be increased by about 9% to allow for hot appliances, cold appliances and wet appliances and cooking, which are not considered by SAP 2005. It is recommended that an Authorised SAP Assessor is used to prepare the calculations but this is not necessary in every case.

For further practical information regarding the 10% renewable rule, see the Energy Saving trust guidance booklet (CE190)

www.energysavingtrust.org.uk/uploads/documents/housingbuildings/CE190%20-%2010%20per%20cent%20guide.pdf

Other guidance can be found in BREEAM: ecohomes document, visit www.Ecohomes.org

For SAP 5005 visit the BRE web site.

You may contact us if you have any queries regarding the calculation methods, we can also offer a competitive calculation service from within this council by qualified energy assessors if you are having difficulty meeting this requirement.

The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Act relates to work which involves:

- work on an existing wall shared with another property
- building on the boundary with a neighbouring property
- work involving excavating near a boundary

The Party Wall etc Act is not enforced or administered by the Council but you should understand your obligations to notify adjoining owners and be aware of the circumstances under which a dispute can arise. For further information on the Party Wall Act 1996 there is an explanatory booklet available at the Planning Portal: www.planningportal.gov.uk

The following Planning Policies were considered when making the above decision:-

East Hampshire District Local Plan: Second Review

GS1 - Sustainable Development

GS2 - Location of Development

GS4 - Making the Most of Existing Infrastructure, Services and Facilities

HE1 - Design

P6 - Privacy and Daylight

H3 - Residential Development within Settlement Policy Boundaries

H4 - Creating a Mix of Housing Types, Sizes, and Tenures

T2 - Public Transport Provision and Improvement

T9 - Highway Issues - Access

T12 - Parking Standards

R3 - Public Open Space Requirements

C1 - Area of Outstanding Natural Beauty

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section on 01730 234207 or fax 01730 234210.

You are also advised that this decision does not imply that satisfactory access for the Fire Brigade can be provided, as required by the Hampshire Act 1983.