



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Decision :	Grant Permission
Application no :	22/00734/FUL
Site address :	54 Ryelaw Road, Church Crookham, Fleet, Hampshire, GU52 6HY
Description of development :	Erection of a detached 5 bedroom dwelling
Date of Notice :	1 November 2022

The development must be carried out in accordance with the details approved and subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following plan nos. and documents:

Location Plan 1:1250
1022/08 Rev A Dated August 2022
1022/11 Dated August 2022

Preliminary Ecological Assessment by Dr Jonty Denton dated February 2022
Tree Report by SMW Tree Consultancy dated February 2022

Reason

To ensure that the development is carried out in accordance with the approved plans and particulars.

- 3 No development shall take place above ground until details and samples of all external surfaces have been submitted to and approved in writing by the Local

Planning Authority. The development shall only be carried out in accordance with approved details.

Reason

To ensure that the external appearance of the building is satisfactory and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 4 The first floor window in the south western elevation shall be glazed with obscure glass and non-opening to a point 1.7m from internal first floor height and shall be retained as such.

Reason

To prevent overlooking of the adjoining properties and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 5 Notwithstanding the provisions of the Town and Country Planning General Development (England) Order 2015 (or any Order revoking or re-enacting this Order with or without modification) no additional windows or doors shall be constructed in the south west or north east elevations of the dwelling hereby permitted.

Reason

In the interest of the privacy of the occupiers of the adjoining properties and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 6 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- 1) Where infiltration is proposed, full infiltration tests in accordance with BRE 365 including groundwater strikes.
- 2) Detailed drawings of the proposed drainage system including details as to where surface water is being discharged to.
- 3) Calculations confirming that the proposed drainage system has been sized to contain the 1 in 30 storm event without flooding and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- 4) Calculations showing the existing runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and calculations for the proposed runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 plus climate change storm events. To be acceptable proposed runoff rates and discharge volumes must be no higher than existing.
- 5) Provision of a Maintenance plan setting out what maintenance will be needed on the drainage system and who will maintain this system going forward.

Reason: To prevent onsite and offsite flood risk increasing from the proposed development and to accord with Policy NBE5 of the HLP32.

- 7 The development shall be carried out in strict accordance with the provisions of the Development Tree Report by SMW Tree Consultancy dated February 2022 and the accompanying Tree Protection Plan dated February 2022 (reference SMW/54 Ryelaw Rd/TPP/002).

Reason

In the interests of protecting the existing trees on site in accordance with Policy NBE9 of the HLP32.

- 8 The development hereby permitted shall be carried out in strict accordance with the Preliminary Ecological Assessment by Dr Jonty Denton dated February 2022.

Reason

In the interests of protecting and enhancing the biodiversity of the site in accordance with Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2032 and the aims of the NPPF 2021.

- 9 Prior to the first occupation of the dwelling hereby approved, the car parking and bicycle parking spaces as shown on the approved plan 1022/08 Rev A Dated August 2022 shall be laid out and made available for parking. The parking spaces shall thereafter be retained and maintained for parking purposes only and kept free of obstruction.

Reason : In the interests of highway safety and amenity and to accord with Saved Policy GEN1 of the Hart Local Plan 2006, Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2032 and the aims of the NPPF 2021.

INFORMATIVE NOTES

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

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:
- The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 3 Works affecting the highway need consent from the Area Surveyor, please contact Hampshire Highways on 0845 850 4422.
- 4 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 5 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives

vehicles should be normally arranged on site.

What to Do Next

If your consent is subject to conditions, please read them carefully. You may need to submit further information to the Council for approval before you start work in which case there will be a fee for each request to approve details; £34 per request for a Householder Development and £116 for all other development. You can apply online at www.planningportal.gov.uk/planning and you should expect a decision within 8 weeks of your application being validated. If you fail to comply with the conditions, it may lead to enforcement action.

Please email streetnames@hart.gov.uk to let us know when you are planning to start work. If this permission is for a new dwelling(s) which will require a new address, you will need to register this with us at least two months before the dwelling(s) is to be occupied. There is a fee for this service: www.hart.gov.uk/changing-name-your-home.

Please note that this permission only relates to planning matters. You may still need to apply for other consents such as building regulation approval. For Building Regulations applications please contact us at buildingcontrol@hart.gov.uk or call us on 01252 398715.

This permission does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

General Notes

Please contact the Officer who handled this application Kathryn Pearson on Tel: 07866061670 or Email: kathryn.pearson@hart.gov.uk if you would like clarification about this decision or would like to make changes to your permission.

Rights of Appeal

Applicants have a right of appeal against the requirements of any conditions attached to this permission.

Appeals can be made on the Planning Inspectorate's website www.gov.uk/appeal-planning-decision For further information or to obtain a paper copy of the form, please contact them on either 0303 444 5000 or the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

If you intend to submit an appeal that you would like examined by inquiry, then you must first notify the Local Planning Authority and Planning Inspectorate by emailing inquiryappeals@planninginspectorate.gov.uk at least **10** days before submitting the appeal. Further information at www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

For householder and minor commercial applications you are allowed **12 weeks** from the date of this permission in which to lodge an appeal. For all other types of application you have **6 months** in which to appeal.

There is no third party right of appeal for neighbours or objectors.

Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to

a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.