

Mr J Palmer
Brew House
Jacob Street
Tower Hill
BRISTOL
BS2 0EQ

Our Ref: SDNP/19/00744/FUL
Contact Officer: Charlotte Fleming
Tel. No.: 01962 848 233

26th June 2019

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposal: Proposed demolition of bungalow and attached stables and construction of a new single storey replacement dwelling with ancillary landscaping improvements.

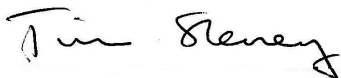
Site Address: Hilltop Stables, Mayhill Lane, Swanmore, Hampshire

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule** (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). Further information can be found on the same webpage under 'Frequently Asked Questions'. If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.*

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Mr J Palmer
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Application No: SDNP/19/00744/FUL

Proposal: Proposed demolition of bungalow and attached stables and construction of a new single storey replacement dwelling with ancillary landscaping improvements.

Site Address: Hilltop Stables, Mayhill Lane, Swanmore, Hampshire

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 14th February 2019.

This permission is subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes A, B, C, D, E, F, G or H inclusive of that Order, and no fence, wall or other means of enclosure permitted by Class A of Part 2, Schedule 2 of the Orders shall be erected or undertaken on the site.

Reason: To protect the landscape character of the South Downs National Park.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those listed in section 4.1 of the submitted Design and Access Statement.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

5. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and

Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

6. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage.

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- All boundary treatment;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and provide separation between the property and adjacent public right of way.

8. An updated bat inspection shall be undertaken by a suitably qualified ecologist before commencement of the works or any preparatory works. This should determine whether any protected are likely to be present or affected by the proposed works.

Reason: To safeguard protected species and ensure that an offense is not committed under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

9. No development shall commence until biodiversity enhancements have been submitted to and approved in writing and shall be fully implemented before occupation.

Reason: To protect existing ecology on site and to comply with CPI6 of the LPP2

10. A Construction Method Statement (CMS) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This should outline how construction will avoid, minimise or mitigate the effects of dust, hazardous chemicals, noise and lighting disturbance on Mayhill Lane, Swanmore SINC and Mayhill Copse SINC. It should include physical barriers, normal working hours only (to minimise noise and lighting disturbance), storage of any chemicals/ oils away from where spills could enter the SINC and provision of spill kits for any such chemicals.

Reason: To ensure the integrity of Mayhill Lane, Swanmore SINC and Mayhill Copse SINC is maintained.

11. The recommendations within the Ecological Constraints Survey (SLR, October 2017) and Ecological Technical Addendum (SLR, January 2019) shall be implemented during the construction period.

Reason: To safeguard protected species and maintain biodiversity.

INFORMATIVE NOTES

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

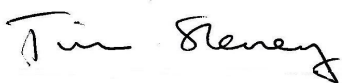
1. Crime and Disorder Implications
It is considered that the proposal does not raise any crime and disorder implications.
2. Human Rights Implications
This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.
3. Equality Act 2010
Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.
4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.
5. Under Section 137 of the Highways Act 1980 it is an offence to obstruct a public right of way. Please note a stopping up/diversion of footpath application should be made under Section 257 of the Town and Country Planning Act 1990.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Date on Plan	Status
Plans - LOCATION PLAN	100 PI	13.02.2019	Approved
Plans - EXISTING BLOCK PLAN	101 PI	13.02.2019	Approved
Plans - EXISTING BUILDING PLANS	105 PI	13.02.2019	Approved
Plans - EXISTING ELEVATIONS	106 PI	13.02.2019	Approved
Plans - PROPOSED BLOCK PLAN	110 PI	13.02.2019	Approved
Plans - PROPOSED GROUND FLOOR & ROOF PLANS	111 PI	13.02.2019	Approved
Plans - PROPOSED ELEVATIONS	112 PI	13.02.2019	Approved
Plans - PROPOSED MATERIALS	113 PI	13.02.2019	Approved
Reports -	Design and Access Statement	13.02.2019	Approved
Reports -	Planning Statement	13.02.2019	Approved
Reports -	LVIA	13.02.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



TIM SLANEY

Director of Planning
South Downs National Park Authority
26th June 2019

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.