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Our Ref: APP/22/01134
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29 January 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application - Split Decision**

Application Number: APP/22/01134

Site Address: Land adjacent to 41 Sinah Lane, Hayling Island, PO11 0HJ

Description: Erection of 1No. detached dwelling (approved 6.4.23). Request to discharge conditions 5 and 9 (3.11.23) and 7 and 8 (3.11.23).

This decision relates to your request to discharge conditions which was valid from 03 November 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/01134.

The conditions in respect of which information has been submitted are:

Condition 7:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Material specifications: VMZINC - VMZINC CLadding Facades Guidelines and VMZINC Cladding Details - Standing-Seam-Cladding-On-Plywood-Specs; Cedral - Cedral-Roof-Type-Colour Chart, Cedral-Roof-Brochure-Nov21 and Cedral Declaration of Performance Certificate ; and K-Rend - K-Rend-Inspiration-Brochure, K-REND-Colour Chart, K-REND Product Data Sheet - Uploaded 13/12/2023

Northern Elevation and section A (Dwg No. 23214-NE-GA-201-DOC REV A) - Uploaded 13/12/2023

Eastern Elevation and section B (Dwg No. 23214-EE-GA-202-DOC REV A) - Uploaded 13/12/2023

Southern Elevation and section C (Dwg No. 23214-SE-GA-201-DOC REV A) - Uploaded 13/12/2023

Condition 8:

No above ground construction work shall take place until details of levels and datum points have been submitted to and approved in writing by the Local Planning Authority

Reason: To safeguard the amenities of the locality, and against risk of flooding and having due regard to policies CS11, CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Ground and Upper Floor Plans (Dwg No. 23214-GF-GA-101-DOC REV A & 23214-FF-GA-102-DOC REV A) - Uploaded 13/12/2023

Roof Plan (Dwg No. 23214-RP-GA-103-DOC REV A) - Uploaded 13/12/2023

Northern Elevation and section A (Dwg No. 23214-NE-GA-201-DOC REV A) - Uploaded 13/12/2023

Southern Elevation and section C (Dwg No. 23214-SE-GA-201-DOC REV A) - Uploaded 13/12/2023

Western Elevation and section D (Dwg No. 23214-WE-GA-201-DOC REV A) - Uploaded 13/12/2023

Eastern Elevation and section B (Dwg No. 23214-EE-GA-202-DOC REV A) - Uploaded 13/12/2023

Amended Site Plan (Dwg No. 23214-SP-GA-104-DOC REV C) - Uploaded 29/01/2024

Condition 9:

Prior to occupation details of boundary treatments for the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Amended Site Plan General Arrangement (Dwg No. 23214-SP-GA-104-DOC REV C) - Uploaded 29/01/2024

The above conditions are fully discharged.

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

The following condition is part discharged:

Condition 5:

The development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

(b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application.

To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise

upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Water Efficiency Calculations - Uploaded 13/12/2023

Please note that only part (a) of condition 5 has been discharged further to the submitted documents. Condition 5 Part (b) cannot be discharged at this time.

- (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) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 29 January 2024