

Mrs Fox
Critchley Architecture And Design (CAAD) Ltd
The Old Bakery
34 North Street
Havant
PO9 1PT

Our Ref: APP/23/00377
Direct Line: (023) 07525 234317
Ask For: Ms Josephine Lacey
Email: planning.development@havant.gov.uk
02 February 2024

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

Application Number: APP/23/00377

Site Address: Land rear of 25 Mengham Road, Hayling Island, PO11 9BG

Description: Conversion and partial demolition of existing bakery and offices to 4 No. self-contained flats comprising 1No. 3 bed, 1No. 2 bed & 2No. 1 bed with associated parking and cycle storage.(03.10.23)
Request to discharge conditions 5,6,7,8,9,10,11,12,14 and 15 (24.11.23).

This decision relates to your request to discharge conditions which was valid from 24 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/23/00377.

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

Condition 12:

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Proposed Lighting & Means of Enclosure 20058-415A

Proposed nest boxes & fencing 20058-515

Condition 14:

Prior to the occupation of the development hereby approved details of 2 Swift Boxes and their location on the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 3 months of such approval.

Reason: In the interest of ecology having regard to Policy CS11 and DM8 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

20058-515 Proposed nest boxes and fencing - 20.12.23

Condition 9:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arboricultural Method Statement 20.12.23

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.

- (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: 02 February 2024