

Mr J Douglas RIBA
Jeffrey Douglas Chartered Architect
60A Sinah Lane
Hayling Island
PO11 0HH

Our Ref: APP/20/01106
Direct Line: (023)
Ask For: Ms Josephine Lacey
Email: planning.development@havant.gov.uk
28 April 2023

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

Application Number: APP/20/01106

Site Address: 1 Nutbourne Road, Hayling Island, PO11 9RT

Description: Redevelopment of existing detached bungalow with front and first-floor extensions to create roof accommodation (approved 7.5.21). Request to discharge conditions 3 and 4 (recd 21/03/2023).

This decision relates to your request to discharge conditions which was valid from 21 March 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/20/01106.

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

Condition 4:

Prior to the commencement of above ground development a hard and soft landscaping scheme for the front amenity area shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the materials for the hardstanding, the front boundary wall, and the position, species, and planting sizes of hedging to the front boundary, and shall include timing provisions for completion of the implementation of the works and planting. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any hedging planted as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the development is satisfactory and having due regard to policies CS16 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 22301/101 - Proposed Hard & Soft Landscaping to Front Garden & Driveway
Schedule of external materials and finishes. 04/04/23

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: 28 April 2023