

Mr R Butler
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Hayling Island
PO11 9AJ

Our Ref: APP/20/00998
Direct Line: (023) 01730 234223
Ask For: Ms L Wells
Email: planning.development@havant.gov.uk
23 February 2023

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

Application Number: APP/20/00998

Site Address: Northshore, 40 Sinah Lane, Hayling Island, PO11 0HH

Description: Demolition of existing dwelling and outbuildings and construction of replacement dwelling and outbuildings (approved 9.4.21). Request to discharge Condition No.3 (12.7.21). Request to discharge conditions 10 and 11 (21.07.22).

This decision relates to your request to discharge conditions which was valid from 21 July 2022.

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/20/00998.

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

Condition 10:

Prior to the occupation of the dwelling hereby permitted and notwithstanding the approved landscape plan (1032-00-003-REVA), details of the proposed tree planting, in terms of sizes and species shall be submitted in writing to the Local Planning Authority for approval. The approved landscaping works shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Tree Planting Plan - Drawing No. 3000 G

Condition 11:

Notwithstanding the approved landscape plan, details of native trees to be planted to the west of the garden courtyard along the western boundary, shall be submitted in writing for approval prior to the occupation of the development hereby permitted. The approved tree planting shall be undertaken in the

next planting season, following the approval of the scheme. Any trees planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In the interest of residential amenity and to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Tree Planting Plan - Drawing No. 3000 G

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.

Neeru Kareer

Neeru Kareer
Executive Head of Place (Interim)
Date: 23 February 2023