

Mr Jimmy Bessant
J B Architecture Design Ltd
533 Southleigh Road
Emsworth
PO10 7TF

Our Ref: APP/20/00108
Direct Line: (023)
Ask For: Ms Josephine Lacey
Email: planning.development@havant.gov.uk
26 April 2023

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

Application Number: APP/20/00108

Site Address: Land to north of, 61 Hollybank Lane, Emsworth

Description: Erection of 1No. 4bed dwelling. (Revision to APP/18/00481)(approved 5.5.21). Request to discharge conditions 3, 4, 5, 6, 8, 9, 10, 11, 15, 17 and 18 (recd 5.4.23).

This decision relates to your request to discharge conditions which was valid from 05 April 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/20/00108.

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

Condition 4:

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 building has 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:

Letter dated 24.3.23 from JB Architecture

Following materials specified:

- K-Rend Render Silicone FT Scraped Textured White
- Planed Tongue & Grooved Western Red Cedar Arborclad Cladding 25 x 150mm
- Marley Edgemere Interlocking Concrete Slate Tiles

Condition 5:

No above ground construction work shall take place, until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Details shall include the finished levels, edging and/or threshold detail/type and any retaining structures or steps. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

Details submitted:

Letter dated 24.3.23 from JB Architecture

Following materials specified:

- Nustone Kandla Grey Outdoor Porcelain Paving Tiles – 600×600 – 23.5m² – 20mm
- Bound Stone Overlay - Resin Packs
- JB Architecture drawing: BR.279.21.17

Condition 11:

Prior to the commencement of development, a sensitive lighting strategy shall be submitted in writing to the Local Planning Authority for approval. The approved strategy shall be implemented in accordance with the approved strategy and thereafter retained and maintained and no other external lighting erected on site.

Reason: To safeguard the biodiversity of the area in accordance with the Wildlife and Countryside Act 1981, NERC Act 2006 and having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Lighting assessment by JB Architecture - uploaded 05/04/2023

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: 26 April 2023