

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

Our Ref: APP/20/00108
Direct Line: (023) 07525 234317
Ask For: Ms Josephine Lacey
Email: planning.development@havant.gov.uk
10 May 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 3:

Prior to the commencement of the development hereby permitted a foundation design plan and a finalised arboricultural method statement shall be submitted in writing to the Local Planning Authority for approval. The approved schemes shall be implemented in accordance with the approved details.

The development must be undertaken in accordance with the Arboricultural Impact Assessment/Statement and Tree Protection Plan supplied by Gifford Tree Service and the Tree Protection Plan Overlay, drawing No. 04C to be read in conjunction with the aforementioned tree report by Gifford Tree Service

Reason: To secure the conservation and enhancement of existing natural features and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arboricultural impact assessment/statement and tree protection plan as prepared by Gifford Tree Service.

21352-TEC-V1-00-DR-S 00

21352-TEC-V1-00-DR-S 01

21352-TEC-V1-00-DR-S 05

Landscaping plan BR.279.21.17 uploaded 05/04/23

Condition 10:

Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

See Cover Letter dated 24.3.23 uploaded 05/04/2023

Condition 17:

No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

Details submitted:

Landscaping plan BR.279.21.17 A 10/05/2023

Engineering Layout C1710_200_P 05/04/2023

- (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: 10 May 2023