

Graham Ash
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Our Ref: APP/17/00613
Direct Line: (023) 023 9244 6461
Ask For: Mrs T Pickup
Email: planning.development@havant.gov.uk
12 April 2021

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

Application Number: APP/17/00613

Site Address: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR

Description: Erection of 3 No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission). (Approved 04/09/2017). Request to Discharge Conditions 4, 5, 6, 10, 11, 13 and 14.

This decision relates to your request to discharge conditions 4, 5 and 13 which was valid from 22/02/2021.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions 4, 5 and 13 of Planning Permission APP/17/00613.

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

Condition 4:

No development hereby permitted shall commence until details of the proposed signage for the exit has been submitted to and agreed in writing by the Local Planning Authority. Such details shall include size, wording, colour and positioning of 'No Entry' signage and directional signage (directing road users to the entrance driveway 60m to the south), which is to be located adjacent to the egress drive onto Manor Road, north of the dwelling at plot 1 hereby approved and 'No Entry' painted lettering which is to be painted onto the surface of this egress drive. Once agreed the signage and painted lettering shall be respectively erected and painted prior to the first occupation of any dwelling hereby permitted and thereafter retained and maintained in good condition at all times.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Appendix 1

Signs A & B Directional Sign details

Sign C - Ground painted No Entry details

Condition 5:

Construction of the buildings and boundary walls hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the

provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Appendix 2

Brick: Ibstock Brick Chailey Rustic

Mortar: Natural colour; 4-1 mortar mix; to match wall brickwork

Roof Tile: Imerys Phalempin Plain Clay Tile in Val de Seine

Porches: Side - supported on Oak posts, stained/oiled; Front - lead flat roof as shown on Drawing number 13-087-17

Condition 13:

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupiers of nearby properties from light disturbance/ pollution, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Appendix 6

External lighting positioning & detail. Steinel L800 iHF

Reasons for approval

The details hereby approved are considered to be satisfactory and 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.

Simon Jenkins

Simon Jenkins

Director of Regeneration and Place

Date: 12 April 2021

