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Our Ref: APP/17/00567
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Ask For: Mr L Oliver
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08 April 2021

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

Application Number: APP/17/00567

Site Address: The Railway Inn, 95 North Street, Emsworth, PO10 7PQ

Description: Demolition of existing rear outbuildings, erection of 2No. 2 bed dwellings (Revised submission).(06.11.17). Request to discharge conditions 3,7 & 9. (10.02.21).

This decision relates to your request to discharge conditions which was valid from 10/02/2021.

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/17/00567.

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

Condition 3:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

External walls – brick – Ibstock Facing Brick New Chailey Stock - Product code: 24807

Windows – White UPVC

Roof finish – Concrete interlocking tiles - Marley Modern Roofing Tile Smooth Grey Product code: 25631

Condition 7:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Amended block plan Drawing Number:20165-02 received 17.03.21

Provision will be made on site for material storage during site clearance and construction during the first phase whilst it is practical to do so. Arrangements have been made with the owner to use the driveway opposite the site for a material storage compound during the later stages of construction when it is no longer possible to store materials on site.

Due to the tight constraints of the site, it will not be possible to provide parking on site for contractors throughout the construction process. Contractors will be asked to find suitable and appropriate parking in the surrounding area. It is suggested that if feasible contractors will be asked to vehicle share and either find on street parking or use the local car park.

Condition 9:

No development shall take place until details of existing and finished floor and site levels relative to previously 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:

Finished Floor Levels Plan Drawing number 20165-01 Rev:A

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.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 08 April 2021