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Our Ref: APP/16/00921
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30 September 2020

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

Application Number: APP/16/00921

Site Address: Dolphin Quay, Queen Street, Emsworth

Description: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto the Mill Pond with associated parking and access from Queen Street. (13.12.18). Request to discharge condition No.s 3,4,6,10 and 13. (31.01.19). Request to discharge condition No. 7 (25.02.19). Request to discharge condition No. 5 (20.3.19). Request to discharge condition nos 15 and 17 (12.7.19). Request to discharge condition nos 6, 7 and 17 (27.2.2020).

This decision relates to your request to discharge conditions which was valid from 27/02/2020.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/16/00921.

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

Condition 7:

No part of the development shall be first occupied until detailed plans for all proposed boundary treatments, including the flood defence wall and access ramp, which by means of dimensioned cross-sections and constructions details shall demonstrate materials, finish, assembly method and relationship with context levels and paving finishes have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Boundary Treatments & Hard Landscaping Drawing No.27958-PD150 Rev G
Email PDP Architects dated 23rd September 2020 Confirming Hampshire Stock Cobham brick
Flood Defence Wall Layout Drawing No. 18-3130-121 Rev C4

Flood Defence Wall Details – Sheet 2 Drawing No. 18-3030-126 Rev C3 received 29.09.20
Site Sections Drawing No. 18-3130-151 Rev P3
Site Sections Drawing No. 18-3130-152 Rev P3
Site Sections Drawing No. 18-3130-153 Rev P3
Site Sections Drawing No. 18-3130-154 Rev P3
River Wall Standard Notes Drawing No. 18-3130-100 Rev P1

The applicant has advised that the Environment Agency have stated that on the basis that the proposal is within 16 metres of the Emsworth Channel and 8 metres from the River Ems (a classified main river under the jurisdiction of the Environment Agency) any development would require a Flood Risk Activity Permit (FRAP).

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: 30 September 2020