

Mr Murray
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Our Ref: APP/18/00407
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
10 August 2020

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

Application Number: APP/18/00407

Site Address: Eastview, Manor Road, Hayling Island, PO11 0QH

Description: Construction of 1No. modern two storey energy efficient dwelling, including car parking and refuse storage. Removal of existing office building and extension of existing vehicular access.(30.07.18). Request to discharge condition No's 3,4,5,6,7,8,9 &10 (17.02.20).

This decision relates to your request to discharge conditions which was valid from 17/02/2020.

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/18/00407.

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

Condition 4:

No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points 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: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Details submitted:

Supporting letter received 17th February 2020 including Photo 1, 2 & 3 and description
Email from I. Murray 10th August 2020

Condition 8:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a further 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 - Parexdirect Acrylic Render System (White)
Two courses of engineering brick Baggeridge 65mm perf blue class B Eng K209 65P
Roof - Eternit Thrutone fibre cement RAL 7022
Aluminium box gutters and matching aluminium soffit/fascia RAL 7022
Garage for Eastview - Bricks to match Eastview. Materials to match existing
Garage for new development - externally rendered white as per main house grey EDPM, garage door RAL7016

Condition 10:

Notwithstanding the details submitted the materials used for the surfacing of all open parts of the site proposed including the driveway between Shiralee and Eastview shall be laid with a bound or concrete material in accordance Drawing No A101 V6.1. 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 policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Email from I. Murray dated 28th May 2020
Drawing No. V112 V6. 15
Concrete edging boarder
Porous tarmac drive - Ultidrive Porous surface course

Condition 9:

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, 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.

Details submitted:

Supporting letter received 17th February 2020
A101 V6.15 Proposed site plan
Forest Garden - Decibel Noise Reduction Fence Panel details
Concrete posts with 1.8m close board fence panels on concrete gravel boards
Acoustic Fence 1.8m (as per condition 5)
Where shown existing boundaries and hedges to remain

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: 10 August 2020