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Our Ref: APP/18/00407
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08 April 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 3:

No development shall commence until details of the measures to be taken to ensure that the development does not cause harm to the public infrastructure and drainage apparatus surrounding the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS19 and the National Planning Policy Framework 2018.

Details submitted:

Supporting letter received 17th February 2020
Southern Water Drainage Map and list

Condition 6:

No development work shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority outlining the position of the mature tree line between Eastview, Shiralee and 3 Atherley Road along the south boundary and the mitigation measures proposed to ensure it's protection prior and during development works. All such approved measures shall be carried out throughout the period of construction activity on the site. This mature screening between Eastview, Shiralee and 3 Atherley Road shall be retained and reinforced where necessary to the existing height position. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of the completion of the development shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and neighbouring amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Drawing A101 V6.11

Screening protection measures as set out in sign off for conditions

Supporting letter received 17th February 2020

Condition 7:

No development shall take place unless and until a new boundary fence has been erected to the front of the Walnut Tree in position along the north boundary of the application site and shall be subsequently retained. No activity prohibited by BS:5837:2012 shall take place within such fencing during the construction period unless otherwise agreed in writing by the Local Planning Authority.

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

Details submitted:

Supporting letter received 17th February 2020

It is noted that the Walnut Tree has been felled and that protection is therefore not now required.

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
Interim Director of Regeneration and Place
Date: 08 April 2020