

Mr C Tomes
The Old Rectory
108 London Road
Widley
PO7 5AA

Our Ref: APP/19/00142
Direct Line: (023) 9244 6143
Ask For: Mrs B Crawford
Email: planning.development@havant.gov.uk
31 October 2019

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

Application Number: APP/19/00142

Site Address: 108 London Road, Widley, Waterlooville, PO7 5AA

Description: Variation of Condition 2 of Planning Permission APP/17/01009 relating to amendment to approved drawings; variation of Condition 6 of Planning Permission APP/17/01009 relating to amended car parking strategy. (Approved 27.06.2019). Request to discharge condition No/s 3, 4, 5, 7, 8, 10 and 11 (05.08.2019).

This decision relates to your request to discharge conditions which was valid from 15/08/2019.

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/19/00142.

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

Condition 3:

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drg no. C3260-02 Rev H – Block plan showing foul water drainage and surface water treatment

Condition 4:

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 the 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:

Drg no. 190042 106 Rev A – Proposed landscape plan

Condition 5:

No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Drg no. 190042 106 Rev A – Proposed landscape plan

Condition 7:

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 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 render to be Weberpral M "Chalk" or similar as specified in Weber Reners and Decorative Finishes sample sheet received 07/08/2019

Window cills and decorative courses to be Forticrete cast stone "Portland"

Imperys Phalempin clay plain roof tiles "104 Val de Seine" as specified in brochure received 07/08/2019

Guttering/downpipes - standard black

Condition 8:

The development hereby permitted shall not commence until a fully annotated plan at a scale suitable to clearly show the required level of detail in relation to the following matters has been submitted to and approved in writing by the Local Planning Authority:

1. hard surfacing material type / product reference and colour,
2. laying bond, edging or threshold detail/type
3. cross section drawings to show construction detailing within the Root Protection Area (RPA) of existing trees,
4. details of finished ground levels within RPA's of existing trees,

The development hereby permitted shall not be occupied until the implementation of all such hard surfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and the protection of on site trees and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Drg no. 190042 106 Rev A – Proposed landscape plan

Arboricultural method statement dated July 2017, received 15/08/2019 James Fuller Arboriculture

Condition 10:

Details of the siting and design of any proposed external meter boxes/metal ducting flues, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All work shall be carried out in full accordance with such approval.

Reason: to protect the character and appearance of the adjacent listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF 2018.

Details submitted:

Drg no. C3260-04 Rev D - Elevation plan showing position of meter boxes

Condition 11:

No above ground work shall commence until manufacturers details of the proposed windows and doors have been submitted and approved in writing by the local planning authority. The window details to comprise:-

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
- b) full size glazing bar section,
- c) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to the setting of the adjacent listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Drg no. C3260-07 - Elevation and section plan of proposed windows

Evolve VS Vertical Sliding Sash Windows Technical Summary received 07/08/2019

Email dated 11 October confirming the colour of window and door frames to be RAL 7016 Anthracite Grey.

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: 31 October 2019