



Havant
BOROUGH COUNCIL

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Our Ref: APP/12/01296
Direct Line: (023)9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
04 February 2013

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/12/01296

Site Address: Land rear of 38 & 40 Gladys Avenue, Cowplain, Waterlooville, PO8 8HS

Proposal: Discharge of Condition No/s 2, 4, 6, 7, 8, 9, 11, 13, 16 and 18 of Planning
Permission APP/11/01275.

This decision relates to your application received on 12 December 2012 which was valid from 13/12/2012, and in particular the plans and other documents submitted with your application.

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/11/01275.

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

- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Details submitted:
Hanson Oakthorpe red multi brick
Redland Mini stonewold grey roof tile
Redland Uni Angle terracotta ridge tile.
- 4 No development hereby permitted shall be commenced until a more 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.
Details submitted:
Soft Landscape Plan GA010/01 received 30 January 2013
- 6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the

Details submitted:

Long section plan GA010/06 received December 2012

- 7 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Details submitted:

M Desing Tech plan submitted 23 January 2013 and light fitment details submitted 20 January 2013.

- 8 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. 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.

Details submitted:

Proposed driveway plan GA010/10 received December 2012 and site plan GA010/01 received 20 January 2013.

- 9 The dwellings shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Details submitted:

Storm water and Foulwater Drainage plan GA010/07 received December 2012

- 11 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Details submitted:

Site Layout plan with details of boundary treatment plan GA010/01 received December 2012

- 13 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Development shall only take place in strict adherence with the details thus approved.

Details submitted:

Construction Method Statement, Construction site set up drawing, and Site Waste Management Plan received December 2012

- 16 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Details submitted:

Interim Certificates of Compliance with the Code for Sustainable Homes received 1 February 2013

- 18 Prior to the commencement of the development hereby approved, the following details, including a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority:

a) Log piles to act as a refuge for insects, reptiles and amphibians, and

b) Bat boxes

Development shall only be undertaken in accordance with the details and timetable thus approved.

Details submitted:

Site Layout plan with details of log piles and bat boxes GA010/01 received December 2012

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.



Mr Chris Murray
Service Manager (Planning Development)
Date: 04 February 2013