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Your Home Plans Ltd
The Rafters
Aldwick Road
Aldwick
PO21 3RN

Our Ref: APP/18/00607
Direct Line: (023) 02392 446143
Ask For: Miss Gill Glover
Email: planning.development@havant.gov.uk
24 May 2019

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

Application Number: APP/18/00607

Site Address: 85A London Road, Cowplain, Waterloooville, PO8 8XB

Description: Rear two storey extension to provide 2 No. 1 bedroom flats. (Approved 20/9/18). Request to discharge condition No/s 3 and 4 (04/4/19).

This decision relates to your request to discharge conditions which was valid from 17/04/2019.

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/18/00607.

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

Condition 3:

No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for the planting buffer along the western boundary 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/or shrubs to be planted, 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 as part of such approved landscaping scheme which dies or is otherwise removed 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 CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Landscape plan A109 Rev B

Condition 4:

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.

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

Details submitted:

Landscape plan A109 Rev B

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: 24 May 2019