



Havant
BOROUGH COUNCIL

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Our Ref: APP/17/00369
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23 April 2018

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

Application Number: APP/17/00369

Site Address: The Curlew, Petersfield Road, Havant, PO9 2HU

Description: Outline planning application for the demolition of existing building and erection of a three-storey block of thirty-one flats, together with associated car and cycle parking. (Approved 8.11.17).
Discharge of condition No/s 3, 6, 7, 8, 9, 10, 11 and 19 (28.2.18)

This decision relates to your request to discharge conditions which was valid from 28/02/2018.

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/17/00369.

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

Condition 3:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site, Block & Location Plans FB 5728/100 M

Floor Plans 1 of 2 FB 5728/101 F

Floor Plans 2 of 2 FB 5728/102 F

Elevations FB 5728/103 F

SUDS Plan SUDS Plan FB 5728/104 C (For Information layout changed)

Street Scene + Bin & Bike Stores Drawing No. FB 5728/106 E

Planning, Design and Access Statement CL Planning Version 1 dated March 2017

Marketing Report Savills (UK) Ltd dated December 2015

Marketing report Savills (UK) Ltd dated April 2017

Viability Assessment Savills (UK) Ltd dated April 2017

Viability Study Savills (UK) Ltd dated April 2017

Affordable Housing Statement CL Planning Version 01 dated March 2017

Drainage Strategy Report Scott White and Hookins issued June 2017

Proposed Surface Water Drainage Strategy W01651-200 REV PO1

Reason: - To ensure provision of a satisfactory development.

Details submitted:

Elevations: bricks to match main building (Belgrave red multi from Elliots)

Roof: natural slate tiles (photograph provided)

Condition 8:

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) 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 character and appearance of the area and neighbours residential amenities having due regard to Havant Borough Local Plan (Core Strategy) policy CS16 and the National Planning Policy Framework.

Details submitted:

FFL Plab FB5728.200 rev a

Condition 10:

No above ground 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 occupied 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

W016251 Permeable Paving

Condition 11:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building, bin store and cycle store 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:

Samples and Photomontage provided

Main building:

Windows and doors - Aluminium Windows Ltd Southampton, u-value 1.4, G factor 0.63, grey colour RAL 7016

Timber cladding - thermowood cladding from Elliots (heat treated softwood)

Bricks - Belgrave Red Multi from Elliots

Roof covering - firestone EPDM

Bin store:

Walls - timber cladding to match main building

Roof - natural slate tiles

Cycle store:

Walls - bricks to match main building

Roof - natural slate tiles

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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 23 April 2018