



Havant
BOROUGH COUNCIL

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Our Ref: APP/17/01184
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25 July 2018

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

Application Number: APP/17/01184

Site Address: Land adjacent to 48 Station Road, Hayling Island, PO11 0EQ

Description: Erection of 1No. 2 bed single storey dwelling with associated parking and access from Station Road. (Approved 9.2.18). Request to discharge condition No/s 3, 4, 5, 6, 7 and 10 (29.05.18).

This decision relates to your request to discharge conditions which was valid from 29/05/2018.

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/17/01184.

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

Condition 4:

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, specifically including any planting along the boundary with No. 48 Station Road, 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Landscape Design 1011B

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
Head of Planning (East Hampshire and Havant)
Date: 25 July 2018