



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Murray
Murray Planning Associates Ltd
Office 7
Capron House
North Street
Midhurst
GU29 9DH

Our Ref: APP/16/00614
Direct Line: (023) 92 446143
Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
09 March 2018

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

Application Number: APP/16/00614

Site Address: 1 Salterns Close, Hayling Island, PO11 9PL

Description: Erection of 1No. 3 bed dwelling with integral garage and new access onto Salterns Close (08.09.16). Request to discharge condition Nos.3,4,5,7 and 14 (05.02.18).

This decision relates to your request to discharge conditions which was valid from 05/02/2018.

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/16/00614.

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

Condition 3:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing Number: SPSS Foul and Storm Drainage

Condition 4:

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 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 health of nearby trees and the amenities of the locality 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:

Drawing Number: SPSS Foul and Storm Drainage

Storm water drainage

North elevation soakaway 2m³, filled with 40mm aggregate rejects to take storm water

All pipework 100mm underground polypipe surrounded with 300mm pea shingle

South elevation soakaway 1.5m³, filled with 40mm aggregate rejects to take storm water

All pipework 100mm underground polypipe surrounded with 300mm pea shingle

Foul Drainage

100mm underground polypipe, surrounded by 300mm pea shingle with falls 1:60 to terminate at 1650 into existing foul sewer

Condition 5:

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(s) 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:

Ash down face brick - external dwarf walls

Lightweight 100mm unsulating concrete blocks for internal and external walls

Double glazed windows, bifold doors and roof windows, aluminium frame, colour anthracite grey.

Roof covering supplied by Tata Steel, anthracite grey, downpipes, guttering, fascias to match roof covering supplied by same. Sample submitted to HBC plus illustration 19.01.18

Larch wood, vertical cladding to exterior face above dwarf wall. Sample submitted 19.01.18. Further sample submitted 16.2.18.

driveway finish; pea shingle.

Disabled access path to property front entrance from front boundary gate 900mm wide, resin, smooth finish

Front door hardwood and double glazed unit

Boundary wall is Ashdown face brick

Condition 7:

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 or occupiers of 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:

Drawing Number: SPSS Foul and Storm Drainage

Timber hoarding 2.4m height
Hedge
Flower/shrub border

Condition 14:

No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise noise levels during the winter months, the creation and impact of dust, pollution of the harbour and waste disposal resulting from the site preparation, groundwork and construction phase of the development. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure the conservation status of the Chichester and Langstone Harbours SPA, Ramsar and SSSI and having due regard to and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Details submitted:

Construction Environmental Management Plan

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: 09 March 2018