



Havant
BOROUGH COUNCIL

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Our Ref: APP/13/00253
Direct Line: (023)9244 6513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk
13 May 2013

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

Application Number: APP/13/00253

Site Address: The Fox, Prospect Lane, Havant, PO9 5PA

Proposal: Discharge of Condition No/s 2, 3, 4, 5, 7, 8, 10, 11, 12 and 13 of Planning
Permission APP/12/00442.

This decision relates to your application received on 15 March 2013 which was valid from
18/03/2013, 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 2, 3, 4,
7, 8, 11, 12 and 13 of Planning Permission APP/12/00442.**

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

Condition 2

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 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.

Details submitted:

Drawing No. 726/5300

The details are considered acceptable and accord with policy.

Condition 3

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:

Drawing No. CFA/FULL/02.02Rev B

The details are considered acceptable and accord with policy.

Condition 4

Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Details submitted:

Walls - Hanson Edwardian Drag Face bricks and K render colour ivory.

Roof - Redland Slate Grey Mini Mock Bond Stonewold with contrasting terracotta ridge tiles.

The details are considered acceptable and accord with policy.

Condition 7

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 prepared by Therm Energy Ltd.

The details are considered acceptable and accord with policy.

Condition 8

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 Local Planning Authority.

Details submitted:

Drawing No. CFA/FULL/LA

Drawing No. CFA/FULL/02.02 RevA

The details are considered acceptable and accord with policy.

Condition 11

No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Details submitted:

Drawing No. CFA/FULL/02.01 RevA

The details are considered acceptable and accord with policy.

Condition 12

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Details submitted:

Drawing No. CFA/FULL/02.01 RevA

The details are considered acceptable and accord with policy.

Condition 13

No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Details submitted:

Drawing No. CFA/FULL/02.01 RevA

The details are considered acceptable and accord with policy.

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: 13 May 2013