Havant BOROUGH COUNCIL

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Our Ref: APP/17/01048
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Ask For: Ms R Ballam
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04 July 2018

Mr Forder
Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
PO10 7BT

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

Application Number: APP/17/01048
Site Address: 26 Bound Lane, Hayling Island, PO11 9HU
Description: Erection of 1No. 3bed bungalow and associated landscaping and parking. (Approved 28.03.18).. Request to discharge conditions No. 5 and 6 (30.04.18).

This decision relates to your request to discharge conditions which was valid from 16/05/2018.

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/17/01048.

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

Condition 6:
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 occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011and the National Planning Policy Framework.
Details submitted:
Dwg. 1701-157 Rev E - Soft Landscaping Plan

Condition 5:
No development shall commence on the site until details of soft landscaping and planting for the frontage of both the application site and No 26 Bound Lane has been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the hereby approved development. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Dwg. 1701-157 Rev E - Soft Landscaping 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.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)
Date: 04 July 2018