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BOROUGH COUNCIL

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20 February 2018

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

Application Number: APP/17/00848

Site Address: 1 Blendworth Crescent, Havant, PO9 2BA

Description: Erection of two storey, 3 bedroom end of terrace dwelling with new driveway off Blendworth Crescent to serve existing property.(11.10.17). Request to Discharge condition No's. 4,5, 7 and 11 (17/01/18).

This decision relates to your request to discharge conditions which was valid from 17/01/2018.

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/17/00848.

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

Condition 4:

No development hereby permitted shall be proceed above ground level 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.

Reason: To ensure the appearance of the development is satisfactory 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:

1029-5300 Landscape Proposals

Condition 5:

No development hereby permitted shall proceed above ground level 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 occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification. The proposed new drive and car parking shall be constructed with a porous surface.

Reason: In the interests of the amenities of the locality and to prevent surface water run off 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:

1029-5300 Landscape Proposals

Condition 7:

The development hereby permitted shall not be occupied until the refuse stores for the existing and proposed dwelling and cycle store for the existing dwelling shown on drawing No. CAF 01 Rev 02 have been provided in accordance with the approved details. The bin and cycle stores shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16, DM10 and DM14 of the Havant Borough Council Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

1029-5300 Landscape Proposals

C6 Refuse & Cycle Store

Condition 11:

Prior to the development hereby permitted commencing details of the measures which will be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting public utility infrastructure and having due regard to policy CS19 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

Details submitted:

Southern Water Sewer Plot

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: 20 February 2018

