



**Havant**  
**BOROUGH COUNCIL**

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21 June 2018

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

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**Application Number:** APP/17/01293

**Site Address:** 42 Hulbert Road, Havant, PO9 3TF

**Description:** Construction of 4No. 3 bed dwellings following demolition of existing dwelling. (Approved 8/5/18). Request to discharge condition No/s 3, 4, 5, 6, 8, 10, 12 and 13 (16.05.18).

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/17/01293.**

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

**Condition 6:**

No development shall take place with the exception of demolition until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

**Reason:** In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Details submitted:**

Proposed site plan: BR01 D

**Condition 10:**

No part of the development shall be first occupied until fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gate 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:**

Proposed site plan: BR01 D

**Condition 12:**

No development hereby permitted shall be commenced with the exception of demolition until a detailed soft landscape scheme submission and fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding have been submitted to and approved in writing by the Local Planning Authority. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.

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, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

**Details submitted:**

Proposed site plan: BR01 D

**Condition 13:**

No above ground development hereby permitted shall be commenced with the exception of demolition until a more detailed hard landscaping scheme including details and fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or threshold detail / type
- retaining structures or steps

The implementation of all such approved hard landscaping shall be completed in full accordance with such approved timing provisions.

**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:**

Proposed site plan: BR01 D

**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: 21 June 2018