



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 R McManus
McManus Design Ltd
The Studio
Midhurst
Lymington
SO41 0GB

Our Ref: APP/16/00311
Direct Line: (023) 02392 446138
Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
16 October 2017

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

Application Number: APP/16/00311

Site Address: 112 London Road, Cowplain, Waterlooville, PO8 8HB

Description: Construction of 4No. detached four bedroom dwellings, widening of existing site access and creation of access drive and parking for dwellings. Demolition of existing double garage and construction of replacement detached garage for existing retained dwelling. (Approved 16/06/16). Request to Discharge Condition No/s 2, 3, 4, 5, 6 and 7 (11/01/17). Request to Discharge Condition No/s 4, 10 and 13 (02.05.17).

This decision relates to your request to discharge conditions which was valid from 02/05/2017.

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/16/00311.

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

Condition 10:

No above ground development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, which shall include landscaping of both the entire length of the access drive and the eastern boundary of the site adjacent to properties in Galaxie Road, 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 - which, unless otherwise specified, shall be prior to first occupation of any of the dwellings hereby approved.

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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Condition 13:

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 boundary treatments, acoustic screens and/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:

Proposed boundary treatment plan ST-PLC-01 Rev A

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: 16 October 2017