



Havant
BOROUGH COUNCIL

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Our Ref: APP/16/00282
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09 January 2018

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

Application Number: APP/16/00282

Site Address: 1 Erica Close, Waterloooville, PO8 9BB

Description: Demolition of existing garage and erection of 1No. 2 bed detached chalet bungalow (approved 19/05/2016). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (16.10.2017).

This decision relates to your request to discharge conditions which was valid from 16/10/2017.

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/16/00282.

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

Condition 2:

No development shall take place 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. This shall include sections through the site from north to south and east to west. The development shall be undertaken in accordance with the approved details.

Reason: Given the sloping nature of the site it is important to ensure that the proposed development suitably addresses site levels in the interests of protecting the residential amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drwg No: KALO.0142.401 - Existing and Proposed Levels Plan including site sections

Condition 5:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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.

Details submitted:

KALO.0142.404 - Proposed Materials Schedule

Condition 7:

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) 2011 and the National Planning Policy Framework.

Details submitted:

Drwg No: KALO.0142.405 - Enclosures & 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 09 January 2018