



Havant
BOROUGH COUNCIL

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Our Ref: APP/16/00583
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21 December 2017

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

Application Number: APP/16/00583

Site Address: Plot 1 - The Retreat, Croft Lane, Hayling Island

Description: Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage. (Approved 17.11.16). Discharge of condition No/s 2, 5, 7, 8, 9, 10 and 11 (26.06.17).

This decision relates to your request to discharge conditions which was valid from 26/06/2017.

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/16/00583.

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

Condition 2:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings 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:

P Milburn Letter dated 14.6.17 and samples (as amended)

Garage:

Garage walls –reclaimed bricks from demolished building
Garage roof - Marley eternit Thrutone Blue/Black

House:

House Roof - Grey aluminium Preweather VMZINC Quartz-Zinc
House Walls - Acrylic render, off white
House Roof (dormers) - Preweather VMZINC Quartz-Zinc

House and garage doors/windows - Brochure detail

Gable material – Render

VMZINC Brochure
VMZINC & Runoff FAQ's

P Milburn email dated 16.10.17
P. Milburn email dated 12.10.17 (garage walls)

Condition 7:

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to policies CS16, DM8, CS15 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

Details submitted:

Letter dated 30/01/2017 from Southern Water
P Milburn Email dated 17.11.17
Block Plan with Levels & Drainage received 17.11.17
P Milburn email dated 16.10.17

Condition 9:

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. The development shall be undertaken in accordance with the approved details.

Reason: To protect the amenities of occupiers of adjacent properties and 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:

Levels Plan received 17th November 2017

Condition 11:

As there are other residential properties in close proximity to this site, any proposal relating to the installation of potential noise generating plant / equipment such as air source heat pumps, swimming pool pumps and filtration systems, air conditioning units and the like, shall be agreed and approved in writing by the Local Planning Authority prior to any development taking place.

Reason: in the interests of protecting the occupants of nearby residential properties from noise and vibration nuisance and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

Any acoustic reports should be based on the principles of the BS4142 - 2014 requirements Noise

resulting from the use of any/all plant, machinery or equipment should not exceed the principle of No Observable Effect Level (NOEL), when measured according to the above standard.

Details submitted:

Letter dated 14/6/17 and plan titled Hewlins House and EHS Specification (As amended)
Loudness Comparison Chart (dBA)
Peter Milburn email dated 3.10.17
Peter Milburn email dated 17.11.17
Block Plan with levels, drainage & Heat Pump received 17.11.17
Elco Brochure Air Source Heat Pump
P Milburn email dated 3.10.17
Elco Super Quiet Air Source Heat Pump details

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: 21 December 2017