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13 February 2018

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

Application Number: APP/15/00590

Site Address: 2 Hazleton Way, Waterlooville, PO8 9AD

Description: 1 No 3 bed detached chalet bungalow and single garage; New single garage for 2 Hazleton Way; New boundary wall and gates (Approved 06/08/2015). Request to Discharge Conditions 1, 2, 3, 6, 7, 8, 9, 10 (31/01/2018).

This decision relates to your request to discharge conditions which was valid from 31/01/2018.

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/15/00590.

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

Condition 1:

The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Details submitted:

Planning Conditions Details

Condition 1 did not require the submission of further documentation prior to commencement of development and as such cannot be formally discharged. However, a site inspection carried out on 13th February 2018 by an Officer of the Council confirms that the condition has been complied with.

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Proposed Block Plan

7304:14:1 (Proposed Floor Plans, Elevations, Block Plan, Roof Plan and Boundary Wall)

7304:14:2 (Proposed Floor Plans and Sections)

Reason: - To ensure provision of a satisfactory development.

Details submitted:

Planning Conditions Details

Condition 2 did not require the submission of further documentation prior to commencement of development and as such cannot be formally discharged. However, a site inspection carried out on 13th February 2018 by an Officer of the Council confirms that the condition appears to have been complied with.

Condition 3:

Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Planning Conditions Details

Condition 3 required the submission of details prior to the commencement of development. A site visit by an Officer of the Council on 13th February 2018 confirms that the development is now substantially complete. The details required by Condition 3 have been submitted in retrospect. The condition cannot, therefore, be formally discharged. However, the external materials which have been used in the construction of the approved building have been assessed on site and are concluded to be acceptable within the context of the application property and the locality.

Condition 6:

The bedroom gable window at first floor level in the rear elevation of the building shall:

- (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and this only at least 1.7 metres above the internal finished floor level, and shall be maintained in that condition at all times; and
- ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties 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:

Planning Conditions Details

Condition 6 did not require the submission of further documentation prior to commencement of development and as such cannot be formally discharged. However, a site inspection carried out on 13th February 2018 by an Officer of the Council confirms that the condition has been complied with.

Condition 7:

The rooflight windows to the rear elevation of the dwelling hereby approved shall have a minimum cill height of at least 1.7 metres above the internal finished floor level.

Reason: To protect the amenities of adjoining residential properties 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:

Planning Conditions Details

Condition 7 did not require the submission of further documentation prior to commencement of development and as such cannot be formally discharged. However, a site inspection carried out on 13th February 2018 by an Officer of the Council confirms that the condition appears to have been complied with.

Condition 8:

The development shall not be brought into use until a minimum of 2 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the new dwelling and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Planning Conditions Details

Condition 8 did not require the submission of further documentation prior to commencement of development and as such cannot be formally discharged. However, a site inspection carried out on 13th February 2018 by an Officer of the Council confirms that the condition appears to have been complied with.

Condition 9:

The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the existing dwelling and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Planning Conditions Details

Condition 9 did not require the submission of further documentation prior to commencement of development and as such cannot be formally discharged. However, a site inspection carried out on 13th February 2018 by an Officer of the Council confirms that the condition appears to have been complied with.

Condition 10:

No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on or adjoining the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered

to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and neighbouring properties 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:

Planning Conditions Details

Condition 10 required the submission of details prior to the commencement of development. A site visit by an Officer of the Council on 13th February 2018 confirms that the development is now substantially complete. No details appear to have been submitted in respect of Condition 10 prior to the commencement of development. The condition cannot, therefore, be formally discharged. However, subject to compliance with the ongoing requirements of the condition, such that "any such tree ... seriously damaged during [the development] shall be replaced ... by another of the same species in the same position and of not less than Extra Heavy Standard when planted", the requirements of the condition will be considered to have been satisfactorily met and thus no further action will be required by the applicant or pursued by the Local Planning Authority.

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: 13 February 2018