



Havant
BOROUGH COUNCIL

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Our Ref: APP/15/00682
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20 April 2017

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

Application Number: APP/15/00682

Site Address: 76 Southwood Road, Hayling Island, PO11 9QF

Description: Variation of Condition No. 9 of Planning Permission APP/13/00559 to amend approved plans for new two storey dwelling (approved 04/07/2015). Request to Discharge Condition 2 and part of Condition 4 (23.02.2017).

This decision relates to your request to discharge conditions which was valid from 23/02/2017.

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/15/00682.

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

Condition 2:

Notwithstanding the approved plans construction of the buildings hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the window frames, metal panels and balcony/terrace detailing have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality 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:

Split face white concrete blocks for North and South aspect.

Render painted white for East and West aspect.

Grey engineering brick for decoration.

Windows - Anthracite Grey

Balcony - Clear glass balustrade.

Garage - Split face concrete.

Flat roof - Smooth grey fibreglass, similar to photo received by applicant by email on 03/04/2017.

Condition 4:

The existing hedge on the road frontage shall be retained and shall be protected from damage for the duration of works on the site by the erection of a 1.2 m minimum height chestnut paling fence to BS 1722 Part 4 securely mounted on 1.2 m minimum height timber posts driven firmly into the ground. Any part of the hedge removed without the Local Planning Authority's consent or which die or become, in the opinion

of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the maintenance of screening to the site afforded by existing hedge 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:

Partial removal of road frontage hedge by gate and wall as per application form and email dated 23rd February 2017 and will be replaced on completion of works.

Photo of extent of hedge removal taken by Planning Officer.

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: 20 April 2017