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20 March 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).

This decision relates to your request to discharge conditions which was valid from 16/01/2017. You withdrew your application to discharge condition 4 on 20/03/2017.

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 2:

No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for alterations to the access and internal road have been submitted to and approved in writing by the Local Planning Authority. The design of the proposed access crossover shall incorporate measures to prevent water from the carriageway flowing onto the site. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority, and prior to the occupation of the development. .

Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Proposed site plan 1 - Dwg. No. S-CD-002

Confirmation of application to Hampshire Highways for a s.171 agreement relating to the access road.

Condition 3:

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: In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Existing site plan ST-EX-02
Proposed Site Plan (1) S-CD-002
Proposed Site Plan (2) S-CD003

Condition 5:

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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Samples received:
Brick - Forterra, Hampton Rural Blend
Roof Tile - Imerys, Beauvoise 20 Burnt Red
Weatherboard - Marley Cedral Weatherboard Colour: C03 Grey, Marley Cedral Weatherboard Colour: C05 Grey

Condition 6:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound and the position of the construction offices during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Site set up plan S-CD-001Rev B

Condition 7:

No development shall commence until An Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out fully in accordance with the approved details.

Reason: To ensure that retained trees and hedges are retained and protected having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arb Method Statement & Tree Protection Plan ST-TPP-01 Rev B
Landscape Proposals - Dwg No. MPN LRC Rev A - Only relating to replacement planting for loss of G4 hedge.

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 March 2017