



Havant
BOROUGH COUNCIL

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Our Ref: APP/16/00327
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Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
20 December 2016

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

Application Number: APP/16/00327

Site Address: 11 Bound Lane, Hayling Island, PO11 9HU

Description: Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point (Approved 22/07/2016). Request to Discharge Conditions 4, 5, 7 and 8 (07/10/2016). Request to Discharge Conditions 6, 10, 11 and 12 (03/11/2016).

This decision relates to your request to discharge conditions which was valid from 03/11/2016.

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/16/00327.

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

Condition 11:

Notwithstanding the submitted details the development hereby permitted shall not commence unless and until a plan showing details of the proposed junction levels, the materials for the construction of the junction including edging design together with the method of construction have been submitted to and approved in writing by the Local Planning Authority. The junction construction shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure appropriate and safe access is provided to the site and that the adjacent protected Oak Tree having due regard to policies CS11, CS20 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 28476-102.P1(Surfacing), 28476-103.P2 (Sections) and 28476-101.P3 GA (specifying junction make up and levels.)

Condition 12:

No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 28476-102.P1 (Surfacing) and 28476-103.P2 (Sections)

Photograph 6mm Buff Quartzite.jpg providing details of open hardstanding areas.

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 December 2016