



Havant
BOROUGH COUNCIL

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Mr L Blake
Under Construction (Southern) Ltd
Willow Green
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Discharge of Conditions Application

Application Number: APP/12/00313

Site Address: 1 & 3 Summerhill Road, Cowplain, Waterlooville, PO8 8XE

**Proposal: Discharge of Condition No's 2, 3, 4, 5 and 6 of Planning Permission
APP/11/00904.**

This decision relates to your application received on 22 March 2012 which was valid from 29 March 2012, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission.

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

- 2 Construction of the buildings 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 CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Details submitted

Samples of the bricks and tiles have been submitted to the Council for approval. The materials are considered acceptable as they would be in keeping with the character of the area and comply with policies CS16 and DM9 of the Local Plan (Core Strategy) 2011.

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Core Strategy 2011

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which form part of the Local Development Framework and Planning Policy Statement 1.

Details submitted

The ground floor levels and the damp proof course are to be the same height as No. (the adjacent dwelling). This would ensure that the appearance of the development is satisfactory and complies with policy CS16 and DM9 of the Local Plan (Core Strategy) 2011.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

Submitted Details

A soft landscaping plan has been received by the Council on 26 March 2012. The landscaping plan indicates raised flower beds in the front section of the site and the rear gardens laid to lawn. The details are considered acceptable and complies with Policies CS11, CS16 and DM8 of the Local Plan (Core Strategy) 2011.

- 5 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 CS11, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Submitted Details

A hard landscaping plan has been received by the Council on 26 March 2012. The landscaping plan indicates block pavings and shingle to the front of the site with indian softstone patio slabs to the rear of the dwellings. The details are considered acceptable and complies with Policies CS11, CS16 and DM8 of the Local Plan (Core Strategy) 2011.

- 6 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

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 Core Strategy 2011 which form part of the Local Development Framework.

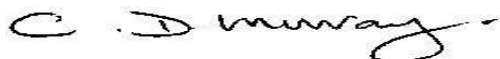
Submitted Details

A landscaping plan received on 26 March 2012 indicates the external lighting for the development. Each dwelling would have a bulkhead 60W light on the front and rear elevations.

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This would not adversely affect residential amenity and therefore complies with policy CS16 of the 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) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) 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 and Development service at the Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

24 May 2012