



Havant
BOROUGH COUNCIL

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Mr M Critchley
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Discharge of Conditions Application

Application Number: APP/11/01493

Site Address: Land adjacent to, 2 New Road, Havant

Proposal: Discharge of Conditions No's 2, 3, 4, 5, 6, 10 & 13 of Planning Permission 08/60233/011.

This decision relates to your application received on 04 October 2011 which was valid from 04 October 2011, 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 08/60233/011.

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

- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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: In order to ensure a satisfactory appearance to development and having due regard to PPS1, and D1 of the Havant Borough District Wide Local Plan 1996-2011.
Details submitted
Walls - Ibstock Capital Brown Multi Stocks with Ibstock Parham Red headers above windows.
Roof - Marley Eternit Double Roman Antique Brown tiles.

The area consists of a mixture of materials, including red brick and render, with concrete tiles and slates to the roofs. The choice of bricks and tiles is acceptable.

- 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: In order to ensure a satisfactory appearance to development and having due regard to PPS1, and D1 of the Havant Borough District Wide Local Plan 1996-2011.

Our Ref: APP/11/01493

Details submitted**Dwg No: 1137-203A Landscaping Plan with levels**

- 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 D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, and PPS1 of Planning Policy Guidance.

Details submitted**Dwg No: 1137-203A Landscaping Plan with levels****Standard specification for Landscaping Works**

- 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 brought into use 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 D1 of the Havant Borough District Wide Local Plan 1996-2011, and PPS1 of Planning Policy Guidance.

Details submitted**Dwg No: 1137-203A Landscaping Plan with levels****Standard specification for Landscaping Works**

- 6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and neighbouring properties and having due regard to PPS1, and D1 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted**Dwg No: 1137-203A Landscaping Plan with levels**

- 10 No development shall commence before details of the windows to be used in the building (including materials and external finishes) have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and having due regard to PPS1 and D1 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted**Details of proposed Shuco Windows: guide to sound reduction Windows****Design of proposed windows****Letter from Martin Critchley Consultants dated 9 November 2011**

- 13 The development shall not be brought into use before provision within the site for cycle parking has been made in accordance with details to first be submitted to and approved by the Local Planning Authority.

Reason: In the interests of providing sustainable development and having due regard to PPG13.

Details submitted

Dwg No: 1137-203A Landscaping Plan with levels

Details of proposed cycle store

Other important Information:

- (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.gvo.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.
- (4) Whilst this decision gives approval for various details submitted pursuant to Planning Permission 08/60233/011, it does not prejudice any decision the Local Planning Authority may make as regards whether that Planning Permission may lawfully be implemented or whether instead it has lapsed with the passage of time.

A decision as to whether the development authorised by Planning Permission 08/60233/011 may be lawfully implemented can only be conclusively determined through the submission of an application for a Certificate of Lawful Use or Development.



Mr Chris Murray
Service Manager (Planning Development)

06 December 2011