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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/12/00380

Site Address: 27 Bacon Lane, Hayling Island

Proposal: Discharge of Condition No's 2, 3, 5, 6, 7, 8, 14 and 15 of Planning Permission
APP/11/01380.

This decision relates to your application received on 30 March 2012 which was valid from 19 April 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 Notwithstanding the details of the external materials shown on Drawing No. 08/163/JR/08 REVG1, construction of the dwellings 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: To ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Details submitted

The roof and tile samples are considered acceptable and would ensure that the development would fit with the character and appearance of Bacon Lane. The development is therefore in accordance with Policy CS16 of the Local Plan (Core Strategy) 2011.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drain and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full

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accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to Policy CS16 of the Havant Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Details submitted

Details of the foul and storm water drainage are shown on Drawing No.08/163.17 Rev D1. These details are considered acceptable and would safeguard the amenity of the locality. The development is in accordance with Policy CS16 of the Local Plan (Core Strategy) 2011.

- 5 No development hereby permitted shall commence until a detailed boundary treatment plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the positions, design, materials / species of the boundary treatments to be erected / planted. The approved details shall be fully implemented before the use of the development is commenced and / or any part of the development is occupied and shall be retained thereafter.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

Details submitted

Details of the boundary treatment are shown on Drawing No.08/163.17 Rev D1. The plan indicates that the existing larch lap fences on the side and rear boundaries are to be retained. A new 1.2m larch lap fence is to be reinstated along the front boundary of the site. These details are considered acceptable and would safeguard the amenity of the locality. The development is in accordance with Policy CS16 of the Local Plan (Core Strategy) 2011.

- 6 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 commence 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 forms part of the Local Development Framework and Planning Policy Statements 1 and 25.

Details submitted

Details of the hardsurfacing are shown on Drawing No.08/163.17 Rev D1. The plan indicates that the front driveways are to be finished in block pavers and permeable gravel. These details are considered acceptable and would safeguard the amenity of the locality. The development is in accordance with Policy CS16 of the Local Plan (Core Strategy) 2011.

- 7 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, CS12, CS16, DM8 and DM9 of the Havant Borough

Details submitted

The rear gardens are to be laid to lawn and existing hedgerows are to be retained at the rear of the site. These details are considered acceptable and would safeguard the amenity of the locality. The development is in accordance with Policy CS16 of the Local Plan (Core Strategy) 2011.

- 8 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 protect the visual amenity of the street scene and having due regard to Policy CS16 of the Havant Core Strategy 2011, which forms part of the Local Development Framework.

Details submitted

Details of the existing and proposed levels are shown on Drawing No.08/163.16 Rev A1. The levels are considered acceptable and comply with policy.

- 14 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework.

Details submitted

Details for the parking of construction vehicles are shown on the Storage and Parking Plan received on 30 April 2012. The plan indicates that temporary parking will be at the front and rear of the site. These details are considered acceptable in the interests of traffic safety. The development is in accordance with Policies CS16, DM10 and DM13 of the Local Plan (Core Strategy) 2011.

- 15 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local

Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

Details submitted

Details for the parking of construction vehicles are shown on the Storage and Parking Plan received on 30 April 2012. The plan indicates that the material storage area would be at the front and rear of the site. These details are considered acceptable in the interests of amenity. The development is in accordance with Policies CS16, DM10 and DM13 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)

30 May 2012