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Our Ref: APP/23/00588  
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21 November 2024

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

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**Application Number:** APP/23/00588

**Site Address:** The Swan, Jessie Road, Havant, PO9 3TH

**Description:** Erection of 3 two-bed dwellings (Use Class C3) on the land adjacent to the public house, utilising new vehicular access, with associated parking and landscaping, including reconfiguration of beer garden and car park of the public house (Permission granted 16/07/2024). Request to Discharge Conditions 6, 7, 8, 9, 11 (received 24/09/2024)

This decision relates to your request to discharge conditions which was valid from 24 September 2024.

**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/23/00588.**

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

**Condition 6:  
PRECOMMENCEMENT**

Prior to commencement of the development, a noise assessment shall be submitted in writing to the Local Planning Authority for approval of external noise levels including reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal noise levels for rooms and (if provided) external amenity standards in accordance with the criteria of BS8233:2014. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

**Reason:** To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport and commercial noise sources having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. This is a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

**Details submitted:**

Noise Impact Assessment by Airtight and Noisecheck Ltd

**Condition 7:**

Prior to the commencement of the development hereby approved, a scheme shall be provided in writing to demonstrate that the external noise levels within the curtilage of the residential units and amenity areas for the site shall conform to the "Design criteria for external noise" upper guideline value of 55 dB LAeq,T and preferably with the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014.

Guidance on the noise mitigation works to be provided to ensure noise reduction for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the development and be retained thereafter.

**Reason:** To protect the amenity of future residents having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. This is a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

**Details submitted:**

Noise Impact Assessment by Airtight and Noisecheck Ltd

**Condition 8:**

No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of:

- (a) provision of boundary hoarding;
- (b) hours of operation;
- (c) means to control dust and emissions to air;
- (d) means to control noise and vibration has been submitted to, and approved in writing by, the Local Planning Authority.

The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement.

**Reason:** To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Details submitted:**

Construction Management Plan by PLC Architects

**Condition 9:**

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

**Reason:** To protect the appearance of the area, the environment, ecology, and local residents from light pollution having regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy)

**Details submitted:**

Product Specification Sheet for Ansell Matala LED.  
External Lighting Product Data Sheet for Ansell Matala LED.  
Proposed Elevations and Materials 24.3502.210  
Letter from CPC Ltd dated 20th September 2024.

**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.

*Alex Robinson*

Alex Robinson  
Executive Head of Place  
Date: 21 November 2024