

Mr Galloway
Peter Galloway - Architect
17A Langstone Road
Havant
PO9 1RA

Our Ref: APP/24/00302
Direct Line: (023)
Ask For: Ms Jennie Fox
Email: planning.development@havant.gov.uk
02 December 2024

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

Application Number: APP/24/00302

Site Address: Shore House, Mill Lane, Langstone, Havant, PO9 1RX

Description: Front Loggia extension, side garage extension, single storey eastern extensions with first floor balcony extension, following demolition of 52m² of existing single storey building and conservatory to east of existing dwelling, along with removal of existing 1.8m high brick wall to west of existing building. The felling of trees to the eastern and western site boundaries (Cypress tree groups). Request to discharge conditions 3, 4 and 5 (recd 27.9.24).

This decision relates to your request to discharge conditions which was valid from 27 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/24/00302.

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

Condition 3:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Physical material samples provided

Windows - White uPVC (conservation type) - uPVC windows provided by Sun Windows

Render K rend - K system Colour Silicone K1 White

Roofing Tiles to match existing.

Flat Roofing - dark grey felt.

Painted timber loggia - colour White
Cladding - IRO timber cladding 'Driftwood'

Condition 4:

The tree felling for which consent is hereby granted along the eastern site boundary shall not commence until a detailed scheme and specification for replacement tree planting on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting and the timing of the planting. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory, to preserve and enhance the character of the Conservation Area and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arboricultural Method Statement by Barrell Tree Consultancy, dated 26th September 2024

Condition 5:

The development hereby permitted shall not commence unless and until a detailed arboricultural method statement (covering aspects stated within para 2.5 Heads of Terms Summary, Barrells Arboricultural impact appraisal and method statement 24020-AIA3-PB (dated 15th August 2024) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the construction process for the development will minimise any adverse impact on trees and therefore maintain the character of the Conservation Area, having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arboricultural Method Statement by Barrell Tree Consultancy, dated 26th September 2024
Tree Protection Plan 24020-4
Barrell Tree Consultancy Manual for Managing Trees

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: 02 December 2024