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PO12 3DZ

Our Ref: APP/22/00180
Direct Line: (023) 02392 446556
Ask For: Mr L Ford
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01 September 2022

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

Application Number: APP/22/00180

Site Address: 13 The Glade, Waterloo, PO7 7PE

Description: Proposed rear dormer; 2No. roof lights to front elevation (Approved 27/05/2022). Request to discharge conditions 3-5 (Received 09/06/2022).

This decision relates to your request to discharge conditions which was valid from 27/07/2022.

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/22/00180.

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

The following conditions are part discharged:

Condition 3:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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:

Granite coloured CLADCO Fibre Cement External Cladding Panels, Anthracite coloured Marley Modern Concrete Interlocking Roof Tiles, and White coloured UPVC windows (to match existing windows).

Reason for Part Discharge:

The material specification is hereby approved as it is 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. The condition cannot be fully discharged as it is an ongoing requirement for the development to be carried out in accordance with the approved material specification.

Condition 4:

Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted, the window in the gable roof on the eastern side elevation shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

White coloured UPVC non-openable window with obscure glazing at Level 4 on the Pilkington Texture Glass Scale.

Reason for Part Discharge:

The material and glazing specification for the window in the gable roof is hereby approved as it is 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. The condition cannot be fully discharged as it is an ongoing requirement for the window to be installed as approved prior to first occupation of the development and thereafter retained as per the approved specification.

Condition 5:

The development shall not be brought into use until a minimum of three (3) vehicular parking spaces have been provided within the curtilage of the site and, thereafter, all those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Photo showing three (3) vehicles parked in the front curtilage of the site.

Reason for Part Discharge:

The submitted photo is hereby approved as it shows that three (3) vehicles can be parked within the curtilage of the property in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011. The condition cannot be fully discharged as it is an ongoing requirement for the three (3) vehicle parking spaces to be kept available for the parking of vehicles.

- (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.

Simon Rowberry

Simon Rowberry
Executive Head of Place (Interim)
Date: 01 September 2022