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Our Ref: APP/20/00888
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08 July 2021

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

Application Number: APP/20/00888

Site Address: Site of, 19 St Peters Avenue, Hayling Island

Description: Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000.(05.03.21). Request to discharge conditions 4,5,9 & 10. (08.04.21).

This decision relates to your request to discharge conditions which was valid from 08/04/2021.

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/20/00888.

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

Condition 4:

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and neighbours residential amenities having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

"Conditions plans" received 30/04/2021

Condition 5:

No development hereby permitted shall be commenced until a more 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, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

"Condition plans" received on 30/04/2021

Condition 9:

Prior to the commencement of the development hereby permitted a construction and environmental management plan detailing the construction phase management and operation shall be submitted to and approved in writing by the Local Planning Authority.

The plan as a minimum shall include:

- Details of construction parking;
- Storage of Construction Materials;
- Details of storage of excavated materials and their removal from site including details of method of removal, vehicle types and routing;
- Measures to limit impacts on neighbouring residents;
- Measures to minimise the impacts on wildlife using the adjacent area H59E a high use site as identified by the Solent and Waders Brent Goose Strategy including timing of works and details of noise generating machinery.

The construction phase shall be carried out fully in accordance with the construction and environmental management plan as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the character and amenities of the area neighbouring residents bearing in mind the need for significant excavation on site and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM23 Havant Borough Local Plan (Allocations) 2014, the Wildlife and Countryside Act and the National Planning Policy Framework.

Details submitted:

Construction Management Plan

Site plan received 05/07/2021

Vehicle parking received 05/07/2021

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.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 08 July 2021