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Our Ref: APP/19/01240
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18 February 2022

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

Application Number: APP/19/01240

Site Address: 1A St James Road, Emsworth, PO10 7DN

Description: Demolition of existing bungalow. Erection of 2No. 4bed dwellings with parking and cycle storage.

[Note: Grampian Condition applies, contact LPA for details] (approved 24/04/2020). Request to Discharge Conditions, 3, 4 & 13 (01/06/2020). Request to discharge condition No/s 6 and 14 (22/07/2021). Request to Discharge Conditions 5, 7 & 12 (03/02/2022).

This decision relates to your request to discharge conditions which was valid from 03/02/2022.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/19/01240.

The condition in respect of which information has been submitted is:

Condition 7:

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Boundary Treatment plan C0146-P005
Fence detail plan C0146-P217

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: 18 February 2022