

Chris Flint
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Our Ref: APP/20/00314
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14 January 2022

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

Application Number: APP/20/00314

Site Address: Fernwood House, 45-47 London Road, Cowplain, Waterlooville

Description: Second floor extension to form 2 x 2 bedroom and 6 x 1 bedroom flats with associated refuse and cycle stores, landscaping and parking. (Resubmission). (Approved 17.12.2020).

This decision relates to your request to discharge condition 4 which was valid from 09/06/2021.

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/20/00314.

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

Condition 4:

No development hereby permitted shall be commenced until a more detailed soft and hard landscaping scheme for the frontage of the site, that accords with hereby approved "Proposed Landscaping" Drawing No R6 Rev 02, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:

- a) details of SUDS to capture surface water in the planting beds;
- b) provide details of and take into account any underground services, in conjunction with Southern Water
- c) provide samples and or a full specification of all materials to be used in the hard landscaping for the surface materials (including construction/base details), formation of the planting beds, raised planters and seating
- d) provide elevations and cross sections at a suitable scale showing full details of the raised planters and seating
- e) specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted,
- f) details of the re-positioned notice board and method of fixing
- g) a programme for the timing provisions for completion of the implementation of all such landscaping works and future maintenance arrangements.

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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Landscape Proposals 1055-5300 Rev A including provision of planters with watering system

Seating & Planter Plan L3

Additional Information email from Chris Flint dated 8 June 2021 regarding SuDS; landscape management and maintenance

Reasons for approval

The details hereby approved are considered to be appropriate and 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: 14 January 2022