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Our Ref: APP/19/01240
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05 January 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).

This decision relates to your request to discharge conditions which was valid from 22/07/2021.

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/19/01240.

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

Condition 3:

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: To ensure that the development has an acceptable impact on neighbouring residents and in the street scene having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning policy framework.

Details submitted:

North Elevation (Existing) Drawing C0146-P204D
Proposed Section B Drawing C0146-P216A
Site Layout Plan Drawing C0146-P002F
Proposed Site Plan Drawing C0146-P003H

Condition 6:

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

Details submitted:

Materials and finishes schedule C0146-P401

Materials and finishes schedule - surfaces C0146-P402

Materials and finishes schedule - parking surface details C0146-P403

Condition 14:

No above ground construction works shall take place until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the parking and maneuvering area which shall be surfaced in a non-migratory porous material. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification and thereafter maintained.

Reason: In the interests of the amenities of the locality and flood risk and having due regard to policies CS15 CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM25 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

Details submitted:

Materials and finishes schedule - surfaces C0146-P402

Materials and finishes schedule - parking surface details C0146-P403

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: 05 January 2022