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Our Ref: APP/19/00449
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13 January 2022

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

Application Number: APP/19/00449

Site Address: 2 - 4 West Street, Emsworth, PO10 7DY

Description: Demolition of existing single storey rear extensions. External alterations in connection with proposed change of ground floor A4 to flexible A1/ A2/ A3/ A4/ A5 use including rear single storey extension. Rear two storey plus room in the roof extension and conversion of existing building to form ground floor 1bed flat with private amenity space, 1 x 2bed flat, 1 x 2bed maisonette at first and roof space level, with associated car parking and external works. (Revised application). [Note: Grampian Condition applies, contact LPA for details] (Approved 09/09/2019). Request to discharge condition No/s 3, 4, 8 and 10 (26/10/2021).

This decision relates to your request to discharge conditions which was valid from 26/10/2021.

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/19/00449.

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

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), including window details 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:

DOOR AND WINDOW SCHEDULE

EXTERNAL MATERIALS SCHEDULE

20011-P32-402-EXTERNAL DOOR SECTION DETAIL - TYPES E3 - E4

20011-P32-401-EXTERNAL DOOR SECTION DETAIL - TYPE E2

20011-P32-400-EXTERNAL DOOR SECTION DETAIL - TYPE E1

20011-P32-301-EXTERNAL DOOR ELEVATIONS - TYPES E3 - E4

20011-P32-300-EXTERNAL DOOR ELEVATIONS - TYPES E1 - E2

20011-P31-401-WINDOW SECTION DETAIL - TYPE 5
 20011-P31-400-WINDOW SECTION DETAIL - TYPES 1 - 4
 20011-P31-302-WINDOW ELEVATIONS - TYPES 9 - 10
 20011-P31-301-WINDOW ELEVATIONS - TYPES 5 - 8
 20011-P31-300-WINDOW ELEVATIONS - TYPES 1 - 4
 20011-P05-201-SOUTH ELEVATION
 20011-P05-200-NORTH ELEVATION
 20011-P04-202-SECTION BB - REFURBISHMENT
 20011-P04-201-SECTION BB - EXTENSION
 20011-P04-200-SECTION AA
 20011-P03-205-ROOF PLAN - REFURBISHMENT
 20011-P03-204-SECOND FLOOR PLAN - REFURBISHMENT
 20011-P03-203-FIRST FLOOR PLAN - EXTENSION
 20011-P03-202-FIRST FLOOR PLAN - REFURBISHMENT
 20011-P03-201-GROUND FLOOR PLAN - EXTENSION
 20011-P03-200-GROUND FLOOR PLAN - REFURBISHMENT

Condition 4:

Notwithstanding any description of landscaping in the application no above ground construction works shall take place until a Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) Written specifications (including cultivation and other operations associated with plant and grass establishment),
- ii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- iii) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces,
- iv) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, and to ensure that the development is constructed to an appropriate standard to serve the development in accordance with policies DM10, CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy Framework.

Details submitted:

20011-P02-300-EXTERNAL SOFT LANDSCAPING PLAN
 EXTERNAL PLANTING SCHEDULE
 EXTERNAL LANDSCAPING SCHEDULE

Condition 10:

Notwithstanding the approved plans, no above ground construction shall commence until detailed drawings of the windows have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

Plans to clearly identify the window in question and its location within the property. Where a large number of windows are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

1:20 elevation and plan; 1:5 section and full size glazing bar detail (if applicable). The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading).

The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In the interests of the character and appearance of the building and the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

Details submitted:

DOOR AND WINDOW SCHEDULE

20011-P32-402-EXTERNAL DOOR SECTION DETAIL - TYPES E3 - E4

20011-P32-401-EXTERNAL DOOR SECTION DETAIL - TYPE E2

20011-P32-400-EXTERNAL DOOR SECTION DETAIL - TYPE E1

20011-P32-301-EXTERNAL DOOR ELEVATIONS - TYPES E3 - E4

20011-P32-300-EXTERNAL DOOR ELEVATIONS - TYPES E1 - E2

20011-P31-401-WINDOW SECTION DETAIL - TYPE 5

20011-P31-400-WINDOW SECTION DETAIL - TYPES 1 - 4

20011-P31-302-WINDOW ELEVATIONS - TYPES 9 - 10

20011-P31-301-WINDOW ELEVATIONS - TYPES 5 - 8

20011-P31-300-WINDOW ELEVATIONS - TYPES 1 - 4

20011-P05-201-SOUTH ELEVATION

20011-P05-200-NORTH ELEVATION

20011-P04-202-SECTION BB - REFURBISHMENT

20011-P04-201-SECTION BB - EXTENSION

20011-P04-200-SECTION AA

20011-P03-205-ROOF PLAN - REFURBISHMENT

20011-P03-204-SECOND FLOOR PLAN - REFURBISHMENT

20011-P03-203-FIRST FLOOR PLAN - EXTENSION

20011-P03-202-FIRST FLOOR PLAN - REFURBISHMENT

20011-P03-201-GROUND FLOOR PLAN - EXTENSION

20011-P03-200-GROUND FLOOR PLAN - REFURBISHMENT

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application relating to condition 8 a) only as meeting the information requirements of the following Conditions of Planning Permission APP/19/00449.

Condition 8

The residential element of this development hereby permitted shall not be occupied until:

a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter;

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.

Details submitted:

WATER EFFICIENCY CALCULATION

PLEASE NOTE - that for condition 8 b) and c), a further submission is required, please find attached guidance notes on this matter about how to discharge these elements of this condition.

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: 13 January 2022