



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr T Friedenheim
2a Pinchcut
Burghfield Common
Berks
RG7 3HP

Our Ref: APP/16/00332
Direct Line: (023) 02392 446138
Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
25 August 2016

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

Application Number: APP/16/00332

Site Address: Land North of 1 Leigh Cottages, Petersfield Road, Havant, PO9 2HT

Description: Erection of 1No. 3 bed house with new pedestrian and vehicular access from service road off Martin Road. (Revised application due to boundary change only)(Approved 06.06.2016). Request to Discharge Conditions 2, 3, 4, 6 and 7 (29.06.2016).

This decision relates to your request to discharge conditions which was valid from 07/07/2016.

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/16/00332.

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

Condition 2:

Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Joinery - Timber painted white.

Brick - Terca Chartham MultiStock (As per sample received)

Tile - Marley Eternit Natural Red - MA14018S (As per sample received)

Condition 3:

No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees proposed to be retained on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the

amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Tree report and protection plan - Stamped received by HBC 07/07/2016

Condition 4:

No development hereby permitted shall commence until design specifications for the installation of a hydrocarbon resistant membrane system have been submitted to and approved in writing by the local planning authority (the 'approved mitigation works'). The submitted specification shall include:

- a) Membrane product details, inclusive of material & density
- b) An installation method statement, including details of sealing method at service penetrations and installation across wall cavities, and;
- c) Provisions for sub-floor ventilation (if applicable)

All measures forming part of the approved mitigation works for the site shall be undertaken and fully adhered to, prior to occupation of the dwelling.

Reason: To protect future occupants from assumed risks from hydrocarbon vapours that could result from elevated concentrations of hydrocarbons within groundwater underlying the site and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

2015 Powerbase Installation Instructions R4-9

2016 Powerbase VOC Barrier Membrane Technical Data 1-5

Email confirming further construction method details and quality control testing - Received 05/08/2016

Condition 6:

The development hereby permitted shall not commence until a scheme for protecting the proposed dwelling from traffic noise from Petersfield Road has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of dwelling) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime 35 dB LAeq,16h

Night time 30 dB LAeq,8h

Reason: To safeguard the amenities of occupiers of those dwellings and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Note: It is anticipated that it would be sufficient to achieve this standard by ensuring that habitable rooms with windows on the north or south facades be double glazed with a minimum glazing configuration of 6:6-20: 4, i.e. two panes of glass 6mm and 4mm thick separated by a gap of between 6 and 20mm. Any habitable room on these façades without an openable window on the rear (east) façade (i.e. not dual aspect) would need to have a means of acoustically insulated ventilation provided so that the windows can be kept closed.

Details submitted:

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.

The following conditions cannot be discharged at this time:

Condition 7:

The existing boundary walls on the northern and western boundaries of the site shall, but for the access to the dwelling, be retained as part of the noise mitigation measures for the property required by condition 6.

Reason: To protect the amenities of the future residents of the property and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Confirmation that the wall will be retained - Stamped received by HBC 07/07/2016

Condition 7 is a informative condition and as such I am unable to provide formal discharge, however confirmation that the wall will be retained is appreciated.

- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 25 August 2016