Havant BOROUGH COUNCIL

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18 November 2016

Mrs P Marshall
Fuse Project Consultants
Boundary House
7-17 Jewry Street
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Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application

Application Number: APP/10/00092
Site Address: 15-17 North Street, Emsworth, PO10 7BY
Description: Change of use of first floor office accommodation to 3No. residential apartments. (Approved 24.06.2010). Request to Discharge Conditions 3 and 4. 26.09.16

This decision relates to your request to discharge conditions which was valid from 26/09/2016.

Havant Borough Council as Local Planning Authority hereby REFUSES the submitted application as not meeting the information requirements of the following Conditions of Planning Permission APP/10/00092.

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

Condition 3:
Notwithstanding the submitted plans construction of the bike and bin stores shall not commence until a specification of the types and colours of all external roofing and external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in the construction of the bike and bin stores. The proposed flats shall not be occupied until the bike and bin stores have been provided in accordance with the approved details, and shall thereafter be maintained in good condition.
Reason: In the interests of the amenities of the locality and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011.
Details:
Drawing No. 5 Rev B - Proposed Ground Floor Plan; Drawing No. 7 - Proposed Refuse Store and Cycle Store Elevations.
Reasons for refusal:
Details were not submitted to and approved before first occupation of the properties with regard to policy D1 of the Havant Borough District Wide Local Plan, as such the condition can not now be formally discharged.

Condition 4:
The apartments hereby permitted shall not be brought into use until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and implemented. There shall be no external lighting on the site other than as

thereby approved.
Reason: In the interests of the amenities of the future occupants and to safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.
Details:
Photographs - Existing and Proposed External Light Fittings
Reasons for refusal:
Details were not submitted to and approved before first occupation of the properties with regard to policies D! and PC1 of the Havant Borough District Wide Local Plan, as such the condition can not now be formally discharged.

Confirmation that the requirements of the relevant conditions have now been implemented:

Notwithstanding the above refusals I can confirm that the bike and bin stores, as well as external lighting, have now been provided in-line with the provided plans and to the satisfaction of the Local Planning Authority, accordingly I can further confirm that no enforcement action will be taken with regard to the implementation of details relating to Conditions 3 and 4.

Please note that there is an ongoing requirement to maintain the bin and bike sheds, the council reserves the right to take enforcement action should it be deemed approrpriate to do so with regard to ongoing maintenance.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 18 November 2016