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BOROUGH COUNCIL

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To:
Mr D Everest
D J E Project Services
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THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Discharge of Conditions Application

Application Number: 08/62480/004
Site Address: 386 Sea Front, Hayling Island, PO11 0BD

Proposal: Discharge of Conditions following Appeal for Planning Permission 05/62480/003.

This decision relates to your application received on 14 May 2008 which was valid from 21 May 2008, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of conditions 2, 3, 4, 7 and 8 of Planning Permission 05/62480/003.

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

1) The development hereby permitted shall begin before the expiration of five years from the date of this decision.

Submitted Details

It is noted that the applicant has noted the date for commencement for development in their letter dated 12th May 2008 (DJE Project Services)

2) No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and samples.

Submitted Details

Brickwork - Cadnium red
Render - K Rend through coloured render - off white
Roof - Single ply membrane to flat roof. Colour grey
Windows/doors - Powder coated aluminium - colour RAL 7024 grey
These submitted details are considered to be acceptable.

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No development shall take place until full details of hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority. These details shall include proposed finished ground levels in relation to existing levels; a specification of the materials to be used to surface all open parts of the site shown to be hard surfaced; the distribution and species of ground cover plants, and the position, size, and species of trees and shrubs to be planted, together with an implementation programme. The flats shall not be occupied until the hard and soft landscaping has been completed in accordance with the approved details and implementation programme. Any trees or shrub planted in accordance with the approved scheme which dies, or which is otherwise removed, shall be replaced with another of the same size and species during the first available planting season.

Submitted Details

Landscaping details shown on Drawing No.371/GA-SP01 are considered to be acceptable.. (The established boundary hedge is to be retained alongside the boundary with No.388. Due to the requirement of Condition 6a to avoid any obstruction over 0.5m high on the approved site plan, new tree and large shrub planting has not been incorporated into the landscaping scheme. The ground will be laid to grass with small ground cover of plants. The block paving will be 'charcoal' colour with buff coloured kerbs and car space delineation. Details of the finish ground levels have been annotated onto the plan. The hard and soft landscaping will integrate successfully into the scheme and surrounding locality).

4) No development or related site clearance shall commence until plans and particulars specifying (a) provision to be made for a material storage compound within the site, and (b) provision within the site or land nearby for the parking of construction vehicles and other vehicles delivering/removing materials from the site during the construction period have been submitted to, and approved in writing by the Local Planning Authority. The approved compound and temporary parking shall be available before the commencement of any building works, retained throughout the contract period, and only used for the purposes specified.

Submitted Details

Details of the access, material storage compound and parking area for delivery and construction vehicles shown on Drawing No.371/GA-SP01 are considered to be acceptable. Confirmation that access would be gained from the front of the site to avoid the shared access road and that the site would be fenced off for security purposes are considered acceptable.

5) Demolition, clearance, excavation, road or construction works shall only take place between the hours of 08:00 and 18:00 on Mondays - Saturdays and not at all on Sundays and all recognised public holidays.

Submitted Details

It is noted that the applicant has noted the hours of work in their letter dated 12th May 2008 (DJE Project Services)

6) Before the flats are first occupied:

a) the hatched area on drawing BHL04/03:03(d) shall be cleared of any obstruction over 0.5m high, and retained as such, unless otherwise agreed in writing with the Local Planning Authority.

b) a minimum of 16 parking spaces shall be provided within the curtilage of the site, and retained as such thereafter

c) the approved cycle store has been constructed and is available for the storage of not less than 20 cycles

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Submitted details

It is noted that the applicant has confirmed that the parking spaces and cycle storage will be provided on site prior to first occupation.

7) No development shall commence until plans and particulars specifying the provision to be made for external lighting have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, no external lighting shall be attached to the building unless first agreed in writing by the Local Planning Authority.

Submitted Details

Details of the proposed external lighting as show on Drawing No 371/GA-SP01 are considered to be acceptable.

8) No development shall commence until details of the balcony privacy screens have been submitted to, and approved in writing by, the Local Planning Authority. The approved privacy screens shall be erected before the flats to which they relate are first occupied and shall be retained at all times thereafter.

Submitted Details

The elevational details on drawings Nos 371/GA-EL1 and EL2 are considered to be acceptable. It is noted that the applicant has confirmed that the screens will be erected prior to first occupation of the flats.

9) (a) The flat roof hatched on drawing BHL04/03/06 (B) shall only be used by people for proper maintenance purposes, and no one shall be on the roof at any time for any other purpose.

(b) The door to the flat roof shall be of solid construction, and shall remain shut at all times other than when people are accessing the roof for maintenance purposes.

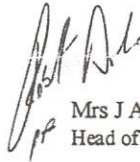
Submitted Details

It is noted that the applicant has noted the requirements of the condition.

Other Important Information:

- (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) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council.



Mrs J A Batchelor
Head of Development & Technical Services

15 July 2008