



Paul Nicholson Design

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Planning and Environment
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our ref: MP2014-6

25th May 2014

Dear Planning,

RE: Approval; APP/14/00244

Proposed New Dwelling at 26 'A' Leigh Road, Havant PO9 2ET.

Clearance of Conditions:

We are pleased to attach a site plan drawing showing response to conditions attached to the above approval. Each of the conditions is addressed separately below.

- | Condition; | Response. |
|------------|---|
| 1. | Commencement will be made in the near future following discharge of these conditions. |
| 2. | Samples of facing brickwork and roofing materials will be submitted to the Planning Authority for approval before they are used on site. |
| 3. | Soft landscaping scheme as required is shown and detailed on the attached site plan. |
| 4. | Parking provision for two vehicles on site during construction have been indicated on the attached site plan. Deliveries will be via the approved driveway. The open site area will be available for the period that the extensions and alteration to number 26 are being carried out, and this area would be available for any un-foreseen vehicular parking. The project is a 'self-build' development, so the same number of trades being on-site as would be required for traditional contractor-led construction is not anticipated. |
| 5. | Material storage container position is as indicated on the attached site plan. |
| 6. | Water standpipe for wheel washing / vehicle washing prior to leaving the site is to be provided as indicated on the attached site plan. Exact location subject to site investigation of existing supply, and subject to tree protection restrictions on excavations. |
| 7. | Noted that the approved garage under APP/14/00242 is to be retained as a garage and not converted into living accommodation. |

8. Noted that no further fenestration will be allowed in the North elevation without prior written planning approval, and that any permitted development right regarding windows is removed by approval APP/14/00244.
9. Driveways and parking spaces, garages and crossovers will all be constructed, in accordance with detailed drawings to follow, prior to the occupation of the dwelling. At present the construction work prevents the finishing of these sections of the development. Further details to be provided at the appropriate time for finishing the final construction phase and to seek approval prior to occupation.
10. The approved detached double garage and both the two parking spaces therein, and the two spaces immediately in front, shall be provided for use – and retained for use – by the development from the date of occupation of the dwelling.
11. The Arboricultural Method Statement and Tree Protection Plan will be followed throughout the construction process. The Arboricultural consultant will attend site from time to time as required and is available for consultation by the developer and the LPA as required.
12. Samples of materials to be used for the permanent surfacing of all open areas of the site will be provided for approval by the LPA at the time they are available, the works to provide permanent surfacing cannot, of course, commence until the end of the main construction works.
13. Any TPO protection which exists shall be closely adhered to.
14. Noted.
15. A Post Construction Certificate shall be submitted to the LPA to confirm that the new dwelling has reached the Level 3 Standard of the Code for Sustainable Homes.
16. This development will be carried out in accordance with the drawings list as included in the Approval notice. Any relevant variation which may arise will be submitted for approval by the LPA prior to construction.

We trust that this response is sufficient to clear the conditions which can be addressed at this time, and that the detailed information regarding conditions 9, 10 & 12 can be approved as they become available for submission in due course.

Should there be any queries at all please contact the writer on telephone 01823 619090 or e-mail at nicholsonsdn@talktalk.net.

Yours Sincerely

Paul Nicholson,
Paul Nicholson Design,
agent for Mr. M. Patterson, Applicant.