



To:
Mr D Hersey
31 Grassmere Way
Waterlooville
Hants
PO7 8RZ

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/10/00940

Site Address: 31 Grassmere Way, Waterlooville, PO7 8RZ

Proposal: Discharge of Condition No.s 2 & 3 of Planning Permission APP/10/00260.

This decision relates to your application received on 22 November 2010 which was valid from 17 December 2010, and in particular the plans and other documents submitted with your application.

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/10/00260.

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

- 2 Within one month of the date of this permission, details of the proposed dark brown stain shall have been submitted to the Local Planning Authority for written approval. Within one month of the fence being erected in the position shown on Drawing No. RPP001062010 Rev B. It shall be stained in the colour approved by the Local Planning Authority, and maintained.

Reason: In the interests of visual amenity and having due regard to saved Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

Submitted details:

The fence is to be stained in Cuprinol Harvest Brown. This is to be completed prior to any planting and must be completed by 1st April 2011.

It is considered that the proposed stain and colour will be in keeping with the pallet of colours in the immediate area. The use of a wood stain is likely to soften the appearance of the fence in this prominent location.

The details are therefore considered acceptable and comply with policy D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

- 3 Within one month of the date of this permission a planting scheme for reinforcing the hedging along the front of the fence line shall be submitted for approval to the Local Planning Authority. The approved scheme shall be planted within the first planting season following the date of the approval, and any plants forming part of such approved scheme which die or are otherwise removed shall be replaced with others of the same species and size in the same position during the first available planting season.

Reason: In the interests of visual amenity and having due regard to saved Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted details:

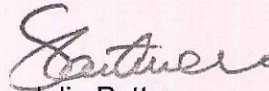
- All planting must be completed by 1st July 2011 using potted plants.
- Before planting the soil should be improved with an approved source/trusted source of topsoil or suitable compost to ensure good establishment.
- The (*Escallonia macrantha*) of at least 300mm (30cm) initial height should be planted at 50cm intervals and in the middle of the half metre strip (i.e. 25cm in front of the fence) For this length of fence we would therefore expect about 24 plants along around 12metres of fence.
- Due to the sight line immediately adjacent his driveway the hedge planting should start around a metre from the corner of the fence and extend along the whole length. These would not be deep rooted plants so there should be no issue planting near to the house. The applicant will be responsible for pruning this hedge regularly to avoid overhanging the highway.
- Once established the plants should be pruned at appropriate times for the species in order to maintain a neat and dense hedging appearance. This hedging is easily pruned with clippers or a mechanical/electronic device so should provide an easily maintainable boundary. It will also create a dense barrier and some protection to the fence also.
- Any plants that have died by the following 1st April should be replaced with the same species as soon as possible in the next planting season (from 1st October)

It is considered that the proposed species and frequency of planting will soften the visual appearance of the fence and blend the stark nature of the wood into the natural surroundings, Overtime this is likely to improve the appearance further as the height and density of the plants increases at the lower level.

The details are therefore considered acceptable and comply with policy D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

- (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 Planning Inspectorate, 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. See www.planningportal.gov.uk/pes.

- (3) 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 and Development service at the Civic Offices or by telephoning 023 9244 6015.



Julia Potter
Executive Head of Planning and Built
Environment

08 February 2011