Havant BOROUGH COUNCIL

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Mrs Parsons
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For: Mr Rice

The Town and Country Planning Act 1990
Grant of Discharge of Conditions Application

Application Number: APP/12/00096
Site Address: 136 London Road, Waterlooville, PO7 5SU

Proposal: Discharge of Condition No/s 3, 4, 5 and 6 of Planning Permission APP/11/00199.

This decision relates to your application received on 27 January 2012, and in particular the plans and other documents submitted with your application as amended by the Method Statement and Tree Protection Plan received 22 March 2012.

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

3 The second floor bedroom window in the north facing elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

The details of the window shown on drawing numbers 1344/12a and 1344/14a are considered acceptable and hereby approved.

4 The second floor Kitchen window in the south facing elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

The details of the window shown on drawing numbers 1344/12a and 1344/14a are considered acceptable and hereby approved.

5 Construction of the building(s) 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

The following materials as specified in the submitted Materials Schedule are considered acceptable and hereby approved:

Brickwork:
Wienerberger Weald red multi stock (Walls excluding front gable projecting element)
Wienerberger Warnham yellow multi (Front Gable)
Wienerberger Terracotta stock (Lintels and String Course and Sills)

Roofing:
Marley Ashmore-Burnt Heather (Duo concrete tile)

Joinery:
White PVCu fascias bargeboards, soffits

Windows:
White PVCu

Doors:
Front door to be gloss colour finished, other doors to match windows

Dormers:
Lead cheeks

Rainwater goods:
Black half round gutters and round downpipes

External works:
Marshalls Drivesett Black paviors. Brindle and grey markings.

6 Notwithstanding the details shown on the plans hereby approved, following the implementation of the development but before its occupation, further plans and details shall be submitted in respect of the northern boundary hedge showing detailed proposals for its retention and reinforcement to a minimum height of 1.8 metres. Such proposals as are approved pursuant to this condition shall be implemented in full prior to the occupation of the development, unless an alternative timescale is first agreed in writing with the Local Planning Authority.
Reason: To accord with the terms of the outline permission that has been granted, to ensure that the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

The details in relation to the hedge as show on drawing numbers CS-556.01 with tree protection shown on drawing number 11335-BT1 are considered acceptable and hereby approved. For the avoidance of doubt the tree removal shown on drawing 11335-BT1 is not approved.

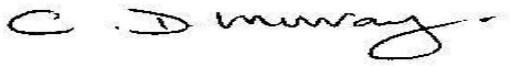
Havant Borough Council as Local Planning Authority hereby **APPROVES** the submitted details application as meeting the information requirements of conditions 3, 4, 5, and 6 of Planning Permission APP/11/00199.

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 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/pcs.

(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.



Mr Chris Murray
Service Manager (Planning Development)

20 April 2012

Our Ref: APP/12/00096