



To:
Mr C Read
The Planning Bureau Ltd
Emerald House
30-38 High Road
Byfleet
Surrey
KT14 7QG

Discharge of Conditions Application

Application Number: APP/11/00183

Site Address: 344 London Road, Waterlooville, PO7 7SN

Proposal: Discharge of Condition No/s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 of Planning Permission APP/10/00599.

This decision relates to your application received on 18 February 2011 which was valid from 18 February 2011, and in particular the plans and other documents submitted with your application including additional plans and information and amended plans received 07, 13 and 27 April 2011.

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/10/00599.

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

- 2 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

MaterialsSubmitted

Main facing brickwork Mercia Orange Multi
Roof tiles - Redland Mini Stonewold Slate grey
Render - Monocouche White
Facia, soffit & bargeboards Windows & doors White uPVC

Reason for approval

Whilst the brick is partly of a fairly orange hue this reflects that of the adjacent properties and is acceptable. The tile has been amended from the brown originally proposed to a slate grey which provides a more satisfactory combination of materials. These materials and the white render and white windows etc are considered appropriate for the area and building

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- 3 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted

Details set out on drainage strategy drawing 30866 and Tree Protection Plan 7424/02/02/Rev A.

Reason for approval

The Arboriculturalist advises that the amended plans adequately discharge the tree conditions.

- 5 Notwithstanding any information contained in the current application the development hereby permitted shall not be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policies D1, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

Details Submitted

Details set out on Planting Plan drawing 892/01/RevC plus the following statement.

"With a site start in May 2011 and a build programme of 52 weeks, all landscaping will be completed by May 2012. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first five years shall be replaced with another of the same species and size in the same position during the first available planting season."

Reason for approval

The Urban Design officers have confirmed that the planting plan 892/01 is acceptable together with the provisions of the statement above.

- 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site, proposed to be hardsurfaced, including related surface water drainage provisions, has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and surface water drainage and having due regard to saved policy D1, of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 25.

Details Submitted

Access road and parking areas will be finished in Tarmacadam - colour black. Patio area, footpaths, and residents' lounge patio will be in 600m x 600m Saxon Textured Concrete

Paving - colour Buff.

Reason for approval

The parking area is located to the rear and will be softened by planting and the use of tarmac is considered acceptable. The buff paving is considered appropriate.

- 7 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to be used at the site boundaries have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

Details Submitted

North west boundary (London Road) - existing 550mm high dwarf retaining wall to remain, with black painted railing secured to the top 950mm high giving an overall height of 1,500mm. North east boundary (Beaconsfield Road) - 550mm high dwarf wall with rails (see drawing BYF.RD.02.10. South east boundary wall - will remain existing. South west boundary - treatment common to Homewater House will retain as existing with general reinforcement to existing hedges and planting.

Reason for approval

The Urban Design Officer have confirmed submitted details are acceptable in consideration of the character of the area.

- 8 No development hereby permitted nor any related site clearance shall commence until a tree protection method statement specifying the measures to be undertaken to prevent damage to existing trees and shrubs on the site and close to its boundaries, throughout implementation of the same, has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved statement shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or shrub which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species and of a size and position which shall first be agreed in writing with the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

Details Submitted

Details shown on Tree Protection drawing 7424/02/02/Rev A, Method Construction Statement and Arboricultural Method Statement

Reason for approval

The Arboriculturalist advises that the amended plans adequately discharge the tree protection requirements.

- 9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to saved policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 13.

Details Submitted

Drawing 10/1730/001/Rev C (Site Setup Plan) together with a Method of Construction Statement.

Reason for approval

The Council's Highways Engineer confirms that the submitted details which indicate an area for on site provision are acceptable.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: 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 and Planning Policy Statement 23.

Details Submitted

Drawing 10/1730/001/Rev C (Site Setup Plan) together with a Method of Construction Statement.

Reason for approval

The Council's Highways Engineer confirms that the submitted details which indicate an area for on site provision are acceptable .

- 11 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to saved policies D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

Details Submitted

Drawing 10/1730/001/RevC (Site Setup Plan) together with a Method of Construction Statement.

Reason for approval

The Council's Highways Engineer confirms that the submitted details in respect to Conditions 9 are acceptable - on site wheel wash facilities to be provided.

- 12 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: 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 and Planning Policy Statement 1.

Details Submitted

3No. 1,100 litre Eurobins for general waste and 2 no. 1,100 litre Eurobins for recycling proposed, in accordance with the requirements of Havant B C Waste & Recycling Department.

Reason for approval

These details provide for management and disposal of waste.

- 13 The development hereby permitted shall not commence 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. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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 and Planning Policy Statement 1.

Details Submitted

Drawing 10/1730/002/RevC (External Lighting & Tap Plan) indicating lighting specification and location. Details of the proposed light fitting are mistral vista 28w, and Dante 18w.

Reason for approval

The Environmental Health Officer confirms that the lighting including bulk head fittings which are directional and the bollards which have louvers at 45 degrees are acceptable.

- 14 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to saved policy and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1 and 23.

This condition is to be complied with as stated in the notice of Planning Permission.

- 15 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to saved policies and proposals D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1 and Planning Policy Guidance 13.

This condition is to be complied with as stated in the notice of Planning Permission.

- 16 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved plans. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

This condition is to be complied with as stated in the notice of Planning Permission.

- 17 Construction of the development shall not commence until details of proposed means of foul sewage and surface water disposal, (including sustainable drainage measures) have been submitted to and, approved in writing by, the Local Planning Authority in consultation with Southern Water. Development shall only be occupied once these provisions for foul sewage and surface water disposal have been fully implemented.

Reason: In order to ensure the provision of adequate drainage in the interests of the amenities of occupiers and the locality and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 25.

Details Submitted

Drawing 30866 applies plus the following statement:-

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A drainage survey of May 2010 identified that 3000 sq. m. of roof and forecourt drained to this sewer from the original site. This area would produce a peak flow of 41.7 l/sec. from a 50mm storm event. We propose to discharge at a rate of 5 l/sec. and store a 100 year event on site. This flow rate is equivalent to that from 360sq.m. so quite drastically lower than the original area.

traced to its outfall and all incoming laterals will have to be recorded. The laterals will then have to be traced to find the catchment for the sewer and all the impermeable areas measured that feed the laterals. Then the flows from these areas can be calculated and fed into a computerised flow model of the system to prove its capacity for various storm events. We believe the sewer runs around Elizabeth House and towards the 225 Ø sewer at manhole 5551 in Brookdale Close (Approx.

Reason for approval

The Council's Engineering Drainage has considered these details and raises No objection

- 18 The development shall not commence until a programme of the suppression of dust during the construction/demolition period has been submitted and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/ demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of safety and amenities 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 and Planning Policy Statement 1 and 23.

Details Submitted

Drawing 10/1730/001/RevC (Site Setup Plan) together with a Method of Construction Statement.

Reason for approval

The Council's Environmental Health Officer confirms that the submitted details which provide for a water supply and spray to suppress dust are acceptable.

- 19 The accommodation hereby permitted shall be occupied solely by persons aged 60 years or over or, in the case of a couple, where one of the occupants is over the age of 60 years and the other is over the age of 55 years.

Reason: The units of accommodation have insufficient on-site parking to be occupied independently and the development does not make a contribution to open space/recreation provision due to the age range of intended occupiers, having due regard to saved policies D1, R17 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

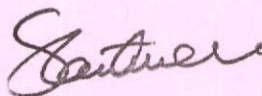
This condition is to be complied with as stated in the notice of Planning Permission.

- 20 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to saved policies and proposals PC1 and D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 5 and 7.

This condition is to be complied with as stated in the notice of Planning Permission.

- (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.



Julia Potter
Executive Head of Planning and Built
Environment
10 May 2011