



To:
Mr P Gosling
PMG (Building Design & Cons.) Ltd
Bluebell Way
Whiteley
Fareham
Hants
PO15 7FF

Discharge of Conditions Application

Application Number: APP/10/00562

Site Address: Rear of 20 Tanners Ridge, Waterlooville

Proposal: Discharge of Conditions No's 2, 3 and 6 of Planning Permission 07/72462/000.

This decision relates to your application received on 24 August 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 07/72462/000.

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

- 2 Construction of the building(s) 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 policies E16 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details:

Brick: Brunswick Cream facing brick. All other finishes white.

The brick used on the Precinct is a buff, whilst the houses to the west are bright yellow. The brick proposed should be suitable to its location. The brick is for the ground floor only so is not a major part of the building. White would be appropriate for the render and finishes.

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure the development appears in keeping with the surrounding and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

The proposals take account of the actual levels without impacting on the houses to the west. The approved plans were drawn as if the site was flat. The proposed details appear satisfactory.

- 6 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 policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Lights by the door and garage are proposed. They are small and linked to sensors so appear acceptable.

- (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

09 November 2010