Havant BOROUGH COUNCIL

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Mr D Scott
179 Park Avenue
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For:

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

Application Number: APP/11/01348
Site Address: Land rear of 124-126 The Dale, Waterlooville

Proposal: Discharge of condition No/s 2, 3, 4, 6 and 7 of Planning Permission 09/71180/004.

This decision relates to your application received on 01 August 2011 which was valid from 01 September 2011, 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 09/71180/004.

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

2 Notwithstanding the details shown on the plans hereby approved, 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 floor of the proposed bungalow and the surrounding ground levels (of both garden and parking areas) in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details
Reason: To ensure the appearance of the development is satisfactory, to protect the amenities of nearby residential properties, 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:
Plan 1, *(Plan to Satisfy Planning Conditions 2,3,4,6 and 7*), received on the 1 August 2011 is considered to be acceptable and as such, will comply with policy CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

3 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 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.

Details Submitted:
Plan 1, *(Plan to Satisfy Planning Conditions 2,3,4,6 and 7*), received on the 1 August 2011 is considered to be acceptable and as such, will comply with policies CS16, DM5 and DM10 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

4 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 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.

Details Submitted:
Plan 1, *(Plan to Satisfy Planning Conditions 2,3,4,6 and 7*), received on the 1 August 2011 is considered to be acceptable and as such, will comply with policies CS16, DM5 and DM10 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

6 No development hereby permitted shall 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 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:
Plan 2, *(landscaping*), received on the 28 October 2011 is considered to be acceptable and as such, will comply with policies CS16 and CS11 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

7 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 has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence 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 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.

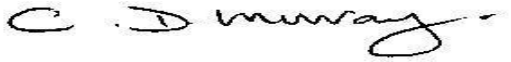
Details Submitted:

It is considered that the submitted paving sample buff slab and the submitted block sample Brindal Block Paving submitted on the 28 October 2011 are acceptable and as such, will comply with Policy CS16 of the Core Strategy 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/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)

24 November 2011