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

Application Number: APP/11/01184

Site Address: 13 North Shore Road, Hayling Island, PO11 0HL

Proposal: Discharge of Condition No's 2-10 of Planning Permission APP/10/00939

This decision relates to your application received on 27 June 2011 which was valid from 04 July 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.

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

- 2 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of non-reflective glass and sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to the coastal zone harbourside location and to saved Policies C3 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 1 and 3.

Submitted details comprise:

Schedule of Materials - issued 24.06.11

External Walls: Render - Webber chalk white, and Oak weather boarding (north elevation towards Langstone Harbour)

Roof: Awlwithra light grey and sedum and wild flower for the green roof.

Reason for the decision: The range of materials, which includes timber facing in the north elevation to the harbour and sedum roof, is considered to avoid an excessive visual impact with regard to the surroundings and the setting of Langstone Harbour. The proposal is therefore in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 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: 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 3.

Submitted details comprise:

Site Section Drawing PWP 4746 1401C

Services Plan PWP Drawings 4746 1203C (which incorporates spot heights)

Reason for the decision: The proposed levels involve floor levels which range between 0.12m below Ground Level and 0.32m above Ground level. This is considered unlikely to lead to harm or additional impacts upon neighbours, vegetation or the character of the area and is therefore in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 4 No development hereby permitted shall be commenced until a more 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 L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 3.

Submitted details comprise:

Landscape Plan 2410-103

Landscape Strategy Plan drawing no, PWP 2410-101 PWP 2410-102

Landscape Images and A schedule of material soft landscaping.

Reason for the decision: The amount and distribution of planting, the range shrubs and inclusion of ornamental grasses is considered to be suitable in this location, which fronts onto Langstone Harbour. The proposal is therefore in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 5 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 be brought into use 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 3.

Submitted details comprise:

Landscape Strategy Plan drawing no, PWP 2410-101.
Landscape Images drawing no. PWP 2410-102
Schedule of Materials - issued 24.06.11
Soft Landscaping Notes Revision A

Reason for the decision: The range of materials, which includes pavers, sets, bound gravel and timber decking is considered acceptable in relation to the character of the area and sustainable development, in accordance with with policy CS16 of the Havant Borough Core Strategy 2011.

- 6 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 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 safeguard the amenities of the locality and occupiers of neighbouring property 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.

Submitted details comprise:

Landscape Strategy Plan drawing no, PWP 2410-101.
Landscape Images drawing no. PWP 2410-102
Schedule of Materials - issued 24.06.11
Soft Landscaping Notes Revision A

Reason for the decision: The range of boundary treatments , which includes a mixture of existing and proposed fencing types, including timber fencing and new tree and structural planting to soften and screen boundaries, is considered acceptable in relation to the character of the area and neighbouring amenities in accordance with with policy CS16 of the Havant Borough Core Strategy 2011.

- 7 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.

Submitted details comprise:

Site Accommodation Drawing PWP 4746/1150A.

Reason for the decision: The provision of 5no. spaces within the curtilage of the site, with additional space for large vehicles to deliver and unload materials and notation to keep driveway clear and maintain access is considered to meet the needs for parking and access during the

development period and to incorporate consideration of neighbouring amenities in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 8 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/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.

Submitted details comprise:

Site Accommodation Drawing PWP 4746/1150A.

Reason for the decision: Materials storage is contained away from existing trees which are to be protected and is close to the site access so that it is generally sited away from most of the neighbouring boundaries. This is considered to coincide with the needs for parking and access during the development period and to incorporate consideration of neighbouring amenities in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 9 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.

Submitted details comprise:

Site Accommodation Drawing PWP 4746/1150A.

Reason for the decision: The proposal provides for the inspection of wheel washing of vehicles on-site and is considered to coincide with the needs for parking and access during the development period and to incorporate consideration of neighbouring amenities in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 10 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.

Submitted details comprise:

Lighting Plan Drawing PWP 2410-101/1.
Schedule of Materials - issued 24.06.11

Reason for the decision: The location, type of and direction of lighting away from Langstone Harbour and neighbouring properties is considered unlikely to be harmful to the character and setting of the harbour environment or neighbouring amenities in accordance with policy CS16 of

- (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)

05 October 2011