Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr M Helyer
Helyer Design
1 The Old Flour Mill
Queen Street
Emsworth
PO10 7BT

For: Mr J Pritchard

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

Application Number: APP/11/01783
Site Address: 68 King Street, Emsworth, PO10 7AZ

Proposal: Discharge of Condition No/s , 3, 5, 6,13, 15, and 16 of Planning Permission APP/11/01064 and condition 2 of Planning Permission APP/10/00921.

This decision relates to your application received on 17 November 2011, and in particular the plans and other documents submitted with regards to your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition No. 2 of Planning Permission APP/10/00921.

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

2 The demolition authorised by this consent shall not be commenced until a binding contract for carrying out works of redevelopment of the site is made and planning permission has been granted for the redevelopment for which the contract provides.
Reason: In order to protect the special character of the area and to prevent the site remaining vacant for a significant period of time and having due regard to saved Policy HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

Reason for decision
The contract has been placed with The Martin Sewell Building Company as indicated on the binding letter of intent, which means that works will proceed in a timely manor.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition No/s 3, 5, 6, 13, 15 and 16 of Planning Permission APP/11/01064.

3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the existing ground levels and proposed finished ground and floor levels (above ordnance datum) of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. There shall be no subsequent increase in ground or floor levels without the prior written approval of the Local Planning Authority.
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 forms part of the Local Development Framework, and Planning Policy Statement 5.

Reason for decision
The levels are shown on Drawing 100067/003 and indicate that the dwelling will be sited at a similar level to the main living area of the original dwelling to ensure satisfactory appearance and in conformity with the Flood Risk Assessment for this development.

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 hard surfaced 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 hard surfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, and Planning Policy Statement 5.

Reason for decision
Drawing10067/004 provides details of the finish comprising resin bonded gravel for the access drive and paths to be Kettley brindle clay pavers. These details will compliment the development and its location and are considered acceptable.

6 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 use of the building 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

Reason for decision
The waste / recycling area is indicated on plan 10067/002 and is to be located at the base of the access ramp where it will not adversely impact the amenities of the area and is considered acceptable.

13 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality 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 25.

Reason for decision
Drawing 10067/002 provides details and the proposed drainage follows the pattern / methods of the existing which is considered acceptable.

15 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written specification that has been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the potential of any archaeological findings and having due regard to Planning Policy Statement 5.

Reason for decision
An archaeological watching brief by Southampton City Council Archaeology Unit has been submitted and Hampshire County Council has advised that it is acceptable.

16 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 thereby permitted shall not commence 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 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.

Reason for decision
All existing boundaries [harbour wall etc] to the site are to be retained. Where the garaging sits the building will be constructed in facing brick work . The external finish of the bricks will match those for the house ensuring an acceptable appearance.

(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.gvo.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)

09 February 2012

Our Ref: APP/11/01783