Havant BOROUGH COUNCIL

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Mrs Parsons
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Richmond Court
94 Botley Road
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For: Mr & Mrs Snowdon Darling

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

Application Number: APP/12/00094
Site Address: 46 Langstone Road, Havant, PO9 1RF

Proposal: Discharge of Condition No/s 2, 3, 4, 12 and 14 of Planning Permission APP/11/00019.

This decision relates to your application received on 27 January 2012 which was valid from 27 January 2012, and in particular the plans and particulars as detailed below:

(i) The plans and other documents submitted with your application, as amended by additional information received on 6th February 2012 including Eco Urban 'Tree Issues' letter dated 30th January 2012 and email from Sue Sutherland Landscape Architects dated 20th April 2012.

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

2 Construction of the portico 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. The other materials shall be as approved under discharge of condition application reference APP/10/00276 unless otherwise agreed in writing by the Local Planning Authority.
Reason: and Planning Policy Statement 1. To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

The following portico materials have been submitted:

Portland Architectural cast stone
Lead flat roof

These materials are considered acceptable and are hereby approved.

3 The construction of the portico hereby permitted shall not 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 policies CS11 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

Landscaping details have been provided on drawing numbers 100 Rev C and Drawing Number CS-557-01. The details submitted are considered acceptable and hereby approved.

4 No hardsurfacing shall take place on the site excepting in accordance with the details approved under condition discharge permission reference APP/10/00276 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of 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 Statements 1 and 25.

Details of surfacing materials are provided as follows:

Materials Schedule:

Ramp: Brick paviors
Car Parking: Crushed Interlocking Stone

Further details are also provided on Drawing Number 100 Revision C.

These details are considered acceptable and hereby approved.

12 The occupation of the dwelling hereby permitted shall not commence unless and until an adequate emergency evacuation plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include enrolling with the Environment Agency's Floodline Warnings Direct service. The approved plan shall thereafter be enacted if and when required.
Reason: The site is located within Flood Zone 3 and is vulnerable to flooding and having due regard to policy CS15 of Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, policy NRM4 of the South East Plan and Planning Policy Statement 25.

The Flood Warning Escape Plan by Opus dated 26th September 2011 is considered acceptable and hereby approved.

14 The dwelling hereby permitted shall not be occupied unless and until full details including 1:20 drawings of the proposed side panels to the balcony have been submitted to and approved in writing by the Local Planning Authority. The panels shall thereafter be installed prior to occupation and retained in accordance with the approved details.
Reason: To accord with the submitted plans, to ensure that neighbours residential amenity is protected and having due regard to policy CS16 of Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

The details of balcony screening shown on drawing number PC01 as amended by email from Sue Sutherland Landscape Architects dated 20th April 2012 is considered acceptable and hereby approved.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of conditions **2, 3, 4, 12 and 14** of Planning Permission APP/11/00019.

Other Important Information:

(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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

20 April 2012

Our Ref: APP/12/00094