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BOROUGH COUNCIL

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To:
Mr S Barlow
The Steven Barlow Partnership
81 Manor Road
Kingston
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PO1 5LB

For: Cameron Development Limited

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00378
Site Address: Land rear of 7-9 Bound Lane, Hayling Island

Proposal: Discharge of Condition No's 2, 3, 4, 5 ,6, 7, 8, 9, 17 & 20 of Planning Permission 09/74016/000.

This decision relates to your application received on 13 July 2010, which was valid from 21 July 2010, and in particular the submitted plans and particulars as detailed below:

(i) The plans and other documents submitted with your application, as amended by additional information received on 15 October 2010, 8 Novembver 1020 and 15 November 2010.

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

2 Construction of the buildings 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 saved Policies C3, D1, HE1, HE7, and HE10 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Guidance 15, and Planning Policy Statement 7.

The following materials and finishes are considered acceptable and hereby approved:

Dwelling Treatments:

Facing Brickwork:
Ibstock 'Bexhill Red'

Windows: (All windows with exception of full height windows)
Vertical sliding box sash PVCu colour white matching in srtle those on the approved drawings by Eurocell

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French doors/sidelights and windows to study rooms units A and B:
PVCu colour white matching in external appearance of those on the approved drawings by Eurocell 'Ovolo' range. The side lights and study windows to have fixed bottom sash and top hung opening casement with decorative 'mock sash horns'.

Main Entrance Doors:
Full height glass side panels, style to match windows.
Jeld Wen 'Croft' style external door (glazed): colour white

Window cills and heads:
Portland stone (off white)

Main Entrance pillars supporting first floor over:
Units A & B: Portland Stone (off white)

Main Entrance post supporting roof over:
Unit C: Structural timber post. Colour white

Decorative timber sections (tie rail/king post/struts/pendant) to frontage and side gables of dwellings:
Ornate timber. Colour white

Decorative timber barge boards to gables:
Ornate timber. Colour white

Gallows brackets:
Structural timber. Colour white

Horizontal timber boarding:
Imported THOR Torrified Wood™ Cladding - solid Stain Horizontal Cladding Boards

Units A & C Cabot Factory Finish Colour:
Colonial yellow (pale yellow)

Unit B Cabot Factory Finish Colour:
Pacific (pale blue)

Clay plain roof tiles:
Heritage Clay Tiles Ltd - Heritage Handmade Colour Hampshire Mix
Bonnet hip tile/half round ridge tiles/valleys - As Heritage Clay Tiles Ltd details

Vertical hanging tiles to rear dormers units A & B:
Heritage Handmade. Colour Hampshire Mix

Open Car Ports:
Brick piers 'Ibstock - Bexhill Red with oak framework

Guttering/downpipes:
Round Colour black

Exposed rafter tails:
Timber. Colour: White

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 appearance of the development is satisfactory 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.

The levels as shown on drawing numbers 0216-01.002.04, and 0216.01.001.05 are considered satisfactory and hereby approved.

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, L6 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 Guidance 15.

The Soft Landscaping Plan Drawing No. 0216.01.001.09 together with the 'Soft Landscaping Plant and Hedge Species' specification as amended is considered acceptable and hereby approved.

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 1.

The details of hard landscaping as shown on Drawing No. 0216.01.001.05 and specified in the Schedule of Materials is considered acceptable and hereby approved

The approved materials are as follows:

Access Driveway

Non slip, porous natural stone resin-bound driveway (no loose aggregate remaining) with low level kerb edging, with brick pavior raised ramps (as detailed under 'Dwelling driveways/parking areas').

Resin Bonded Surfaces Ltd. Colour rhine gold 75% and brittany bronze 25% as per sample.

Dwelling driveways/parking areas:

Marshalls 'firestone setts' natural stone - 200x100, split and tumbled setts autumn bronze (AB) and/or sawn & tumbled setts (AB) with matching kerb edging as per samples.

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, and Planning Policy Statement 1.

In relation to boundary treatments the following treatments are considered to be acceptable and hereby approved.

Northern Boundary

2.1m high acoustic fencing as shown on Drawing No. 0216-01.001.09 the 'Schedule of Materials' and as detailed in 'Specifiers' Guide 2010 Jakoustic Barriers effective noise protection document.

1.8m high close boarded fence to boundary with No.32 Selsmore Road as amended by the letter dated 15 October 2010 from Mr S Barlow.

Existing fences to No.34 and No.36 Selsmore Road.

1.8m high close boarded fence to boundary with No. 38 and No. 40 Selsmore Road.

Eastern Boundary

1.8m close boarded fence to boundary where shown on Drawing No. 0216 01.001.09

Retain existing close boarded fence to remainder of east boundary.

Southern Boundary

Retain existing close boarded fence where shown on Drawing No. 0216 01.001.09.

1.8m high brick wall to side boundary No. 7 Bound Lane where shown on Drawing No. 0216-01.001.09.

Western Boundary (Rear of No. 7 and No.9 Bound Lane)

1.8m high brick wall to rear boundaries No. 7 and No. 9 Bound Lane where shown on Drawing No. 0216-01.001.09.

7 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout 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 which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2.5 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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 Statements 1 and 9.

The tree protection measures detailed in the submitted CBA Arboricultural Development Statement are considered acceptable and hereby approved.

8 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 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, and Planning Policy Statement 1.

The construction parking arrangements as shown on drawing No.0216-01.001.07 are considered acceptable and hereby approved.

9 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 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, and Planning Policy Statement 1.

The material storage area within the plot garden of unit A as shown on drawing No.0216-01.001.07 is considered acceptable and hereby approved.

17 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.

The details specified in the Guidance for operators of construction site vehicles in preventing deposition on nearby roads of mud and spoil from vehicles leaving the development site together with the additional information received in TSBP architecture letter of 15th October 2010 are considered acceptable and hereby approved.

20 The development hereby approved shall be completed in accordance with the recommendations of 'Secured By Design' in the following areas:
- details of external lighting in communal areas;
- provision of appropriate lock fittings on doors and windows of all units.

Details of measures to accord with these requirements shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of development. Thereafter the development shall be completed in accordance with the approved details.
Reason: To ensure the amenity of the occupiers of the development 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.

The details submitted in relation to crime and disorder namely, 'Secured by Design' notes, drawing number 0216-01.001.07 in TSBP architecture letter of 15th October 2010 and in TSBP architecture email with attachments dated 8th November 2010 are 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, 5, 6, 7, 8, 9, 17 & 20 of Planning Permission 09/74016/000.

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.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.

Julia Potter
Executive Head of Planning and Built Environment

25 November 2010

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