



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 G Haffenden
66 Sinah Lane
Hayling Island
PO11 0HJ

Discharge of Conditions Application

Application Number: APP/11/01827

Site Address: 66 Sinah Lane, Hayling Island, PO11 0HJ

Proposal: Discharge of Conditions No's 2, 4 and 5 of planning application APP/11/01121.

This decision relates to your application received on 26 November 2011 which was valid from 28 November 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 APP/11/01121.

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

- 2 Construction of the garage hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statements 1.

The submitted details (Clay tiles to match the main property and dark oak clad weatherboarding) are considered to be acceptable and will match the streetscene, in accordance with Policy CS16 of the Havant Borough Core Strategy 2011.

- 4 Notwithstanding any information contained in the current application no development, including site clearance, shall commence until a detailed statement based on submitted application and tree reports has been submitted to and approved in writing by the Local Planning Authority. The statement must include necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction, BS.5837:2005), details of service trenching and excavation, storage of materials and measures to avoid and mitigate root compaction and pressure for future reduction and removal of trees. It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system. The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any

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variation.

Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

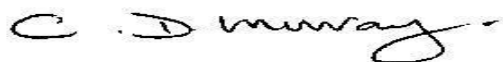
The methods of works and construction and tree protection are considered acceptable in avoiding harm to trees and in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- 5 The development, including site clearance, must not commence until details of the method of laying the foundations and piling have been submitted to and agreed in writing by the Local Planning Authority. The applicant shall give the Local Planning Authority 10 days written notice of the setting out of the pile foundations, so that the Local Planning Authority will have opportunity to supervise these works. The development shall only take place in accordance with these approved details unless the Local Planning Authority gives its written consent to any variation.

Reason: In order to safeguard trees in the interests of the visual amenity of the area in accordance with details submitted and to accord to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

The methods of works and construction and tree protection are considered acceptable in avoiding harm to trees and in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

- (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)

14 December 2011