



To:
Mr M Holman
Holman Reading Partnership
18 Limberline Spur
Hilsea
Portsmouth
Hants
PO3 5HJ

Discharge of Conditions Application

Application Number: APP/11/01113
Site Address: 7 Idsworth Road, Cowplain, Waterlooville

Proposal: Discharge of Condition No/s 2 (in part for tile), 3, 8 and 9 of Planning
Permission APP/10/00465.

This decision relates to your application received on 03 June 2011 which was valid from 15 June 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 Condition(s) of Planning Permission.

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 policies and proposals 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 Statement 5 and 7.

Details Submitted:

1. Roof Tile - Marley Garsdale Fibre Cement Slate roof tile
2. Tile Hanging - Marley Acme Double Camber 'Smooth Brindle'

The proposed materials are considered to be appropriate in that they are suitable with regards to the palette of materials in the locality. The details therefore accord with Policy CS16 of the Core Strategy 2011 which forms part of the Local Development Framework.

- 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 occupiers of nearby properties and having due regard to policies and proposals 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.

Details Submitted:

1. Drawing No. 8210-01B showing ground levels and finished floor levels.

The proposed finished floor levels are considered to be relatively similar to those of the surrounding area and therefore would the building would not be out of context with the existing street scene. The details as submitted are considered to comply with policy CS16 of the Core Strategy 2011 which part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

- 8 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 commence 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 sustainable drainage and having due regard to policies 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 25.

Details Submitted:

1. Drawing No. 8210-01B showing proposed areas of hard landscaping (subject to the details listed at no.2 immediately below).

2. Applicant's email dated 28th July 2011, which serves as an update to drawing 8210-01B confirming that: the first 4.5m of the driveway will be a solid surface such as blockwork with a sub-base to allow surface water drainage to soak away within the site.

The proposed areas of hard landscaping would include a mixture of solid surfacing and gravel. This would provide for sustainable surface water drainage within the site, and avoid loose material spilling onto the public highway. As this would be located to the front of the dwelling, within the public realm and therefore street scene, it is not considered that it would result in noise and disturbance to neighbouring properties. The details as submit therefore accord with policy CS16 of the Core Strategy 2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 & 25

- 9 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 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 occupiers of neighbouring property and having due regard to policies D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

Details Submitted:

1. Drawing No. 8210-01B showing proposed areas of boundary fencing.

The proposed boundary fencing would include the existing, 1.8m high fence being retained around the rear garden. Forward of the building line of the dwelling, there would be a 1.2m high fence along the shared boundaries with the two neighbouring properties. It is considered that the proposed details as submitted as suitable for use on the site and therefore accord with Policy CS16 of the Core Strategy 2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

- (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/pes.
- (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

09 August 2011