Havant
BOROUGH COUNCIL

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To:
PWP Architects
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For: Mr S Lee

Unable to determine appropriate legislation from application type.**The Town and Country Planning (Development Management Procedure) (England) Order 2010**
Discharge of Conditions Application

Application Number: APP/11/01171
Site Address: 4 The Gardens, Havant, PO9 2XH

Proposal: Discharge of Condition No/s 2, 4, 5, 6 & 7 of Planning Permission APP/11/00146.

This decision relates to your application received on 23 June 2011 which was valid from 23 June 2011, and in particular the submitted plans and particulars as detailed below:

(i) The plans and other documents submitted with your application.

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

2 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area 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.

Detaiis Submitted:
Letter from PWP submitted on the 22 June 2011 is considered to be acceptable and as such, will comply with Policy CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

4 The soil levels within the root spread of trees to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details Submitted:
Drawing No's 4815.1210A, F.15786.C.01 and F.15786.C.10 submitted on the 23 June 2011 are considered to be acceptable and as such, will comply with Policies CS11.4 and CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

5 Any excavation work, including foundations, within the existing crown spread of the tree covered by TPO 0468 and 1784 shall be carried out only by hand and under the supervision of a representative of the Local Planning Authority. Any roots over 25mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.

Reason: To ensure the tree is not adversely affected by the construction of the development and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details Submitted:

Drawing No's 4815.1210A, F.15786.C.01 and F.15786.C.10 submitted on the 23 June 2011 are considered to be acceptable and as such, will comply with Policies CS11.4 and CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

6 No development, including site clearance, shall commence on the site until all trees, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing such as to enclose all parts of the land hatched green on approved Drawing No.1200 rev A. Such fencing shall conform to the following specification in accordance with BS5837 2005 and the submitted Arboricultural Implications Assessment from Alderwood Consulting Ltd, ref: D948AIAL2.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details Submitted:

Drawing No's 4815.1210A, F.15786.C.01 and F.15786.C.10 submitted on the 23 June 2011 are considered to be acceptable and as such, will comply with Policies CS11.4 and CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

7 No development shall commence until specific details regarding the construction of the hereby approved garage are submitted to and approved in writing by the Local Planning Authority and the provisions of the submitted arboricultural implications assessment from Alderwood Consulting Ltd, ref: D948AIAL2 are fully adhered to throughout the course of the development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details Submitted:

Drawing No's 4815.1210A, F.15786.C.01 and F.15786.C.10 submitted on the 23 June 2011 are considered to be acceptable and as such, will comply with Policies CS11.4 and CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of conditions 2, 4, 5, 6 and 7 of Planning Permission APP/11/00146.

(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) You are advised that conditions 4, 5, 6 and 7 of Planning Permission APP/11/001171 also embody requirements for the development to be carried out in accordance with the approved details.

Julia Potter
Executive Head of Planning and Built Environment

19 August 2011