



To:
Mr J Nazareth
7 Warren Close
Hayling Island
Hants
PO11 0HP

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

Application Number: APP/11/01141

Site Address: 7 Warren Close, Hayling Island, PO11 0HP

Proposal: Discharge of Condition No/s 2, 4 and 5 of Planning Permission APP/10/00623.

This decision relates to your application received on 14 June 2011, and in particular the plans and other documents submitted with regards to 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/10/00623.

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

- 2 Within 3 months of the date of this notice of permission, both side boundary walls shall be finished in accordance with finishing treatment (such as render or similar treatment) and colour, details of which shall first be submitted to and agreed in writing by the Local Planning Authority.

Details of finishing treatment and colour of the dwarf wall and doors to northern face of the raised patio area shall also be submitted to and agreed in writing by the Local Planning Authority prior to the substantial construction of this wall.

Both the side boundary walls, dwarf wall and doors shall not be varied in the future unless the Local Planning Authority gives prior written approval for any such variation.

Reason: In the interests of the visual amenity and character of the area, and in particular so that colour and finishing treatment of the boundary treatments is sympathetic to the appearance and character of the surrounding landscape, including the setting of the coastal zone, in order to accord with Policy D1 of the Havant Borough Local Plan 1996-2001, which forms part of the Havant Borough Local Development Framework.

Details submitted:

Finish and Colour. The walls will be finished in Dulux Weathershield colour: Natural Taupe as set out in the applicants email of the 1 September 2011.

The dwarf wall will be rendered and finished in the same colour as the other walls.

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The doors to the storage area under the deck will be constructed from tanalised smooth timber that will be left to weather over a time to a natural finish (silvery/grey).

The finishes now proposed are considered suitably muted so as not to resulting visual intrusion.

- 4 Within 3 months of the date of this notice of permission details of additional planting to be undertaken alongside and/or close to the boundary walls shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution, position, size and species of plants, 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 plant 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 the informal character of the area, which is characterised by vegetation including informal boundary vegetation, in accordance with policies D1 and L6, of the Havant Borough District Wide Local Plan 1996-2011, which comprises part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

Details submitted:

The applicant's planting scheme which was received on 14 June 2011

- 5 No further development shall be carried out until a Method Statement setting out measures to prevent the transfer of construction related materials into the adjacent SINC has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in full accordance with such details as are thus approved by the Authority.

Reason: To safeguard the nature conservation interests of the nearby designated site and having due regard to Policy NC4 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

Details submitted:

No construction related materials will be transferred into the adjacent SINC and all surplus building materials have been removed from site where necessary as set out in the Method statement attached to the applicants email of the 1 September 2011.

There will be no encroachment onto the foreshore and this is considered acceptable.

- (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

30 September 2011