Havant BOROUGH COUNCIL

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To:
Mr R Chivers
Chivers Partnership
7 Oak Road
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SO45 4PQ

For: Sunridge Developments Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00013
Site Address: 63-65 Silvester Road, Waterlooville, PO8 8TR

Proposal: Discharge of Condition No's 2, 3, 4, 5, 6, 7 and 15 of Planning Permission 09/57881/018.

This decision relates to your application received on 29 March 2010, 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 09/57881/018.

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

2 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing 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 Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Roof tile: Red, plain clay tiles (elliotts vichy antique plain tile)
Brick: Mellow red brick (terca red multi gilt stock)
Brick: Buff brick (terca new yellow multi gilt stock)
Tile hung: same as roof tiles

It is considered that the submitted materials will be in keeping with the pallet of materials colour and textures within the immediate area. The details are therefore acceptable and comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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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 in writing 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.

Submitted Details:

Drawing No. 4758/2 (site sections - Rev B) and 4758/1 (Rev U) detail the proposed finished ground floor levels, proposed surrounding ground levels and existing ground levels.

It is considered that the finished floor levels and ground levels will not be significantly higher than that of the existing ground level and therefore the details are acceptable and comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 No development hereby permitted shall be re-commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced 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 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Drawing No. 4758/3 (Rev M) details the proposed landscaping layout
Appendix A received on 22 March 2010 gives further details of the landscaping management plan.

The Council's Landscape Officer has been consulted and has concluded that the landscaping plan/scheme is identical to that of the previously approved plan and has taken into consideration the changes in the site size from that of the previously approved plan. It is considered that the proposed landscaping is appropriate and is suitable for the requirements of the site. Therefore the details are acceptable and comply with saved Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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 hard surfaced 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 hard surfacing 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 Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Drawing No. 4758/3 (Rev M) details the proposed hardsurfacing of the site. Further details of the specification include:-

1. The car parking area will remain tarmac paving as already exists at present and any making good and resurfacing will be carried out as follows:

    - Coated Macadam paving to car spaces:
        - Materials and workmanship to BS4987
        - Wearing Course: Thickness 30mm
        - Material: 10mm size open graded macadam
        - Base course: Thickness 75mm
        - Materials: 40mm size single course macadam
        - Granular sub-base as section Q20 of this specification, thickness 10mm

2. The concrete slab paving around the perimeter of the building will be carried out as follows:-

    - Concrete slab paving to pedestrian areas:
        - Marshalls 'Charnwood' Riven faced slabs or similar
        - Size: 600x600x50mm
        - Buff
        - Thickness: 50mm
        - Material: Sand

It is considered that the proposed hardsurfacing, which is identical to that of the previously approved scheme, is appropriate to the palette of hardsurfacing within the immediate locality and is suitable for the requirements of the site. Therefore the details are acceptable and comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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 Local Planning 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Drawing No 4758/1 (Rev U) details the proposed boundary treatments to the site.

These details indicate that the existing 1.8m high wooden fence around the rear and sides of the site is to be retained and that the frontage will retain the existing hedge between the vehicle entrance points. It is considered that this type of boundary treatment is appropriate in this residential location and therefore the details are acceptable and comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

7 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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.

Submitted Details:

Drawing No. 4758/3 (Rev M) details the proposed positions of external lighting in the form of low level bollards.

It is considered that low level bollard lighting around the perimeter of the building will be appropriate and should not harm the amenity of the neighbouring residential properties and therefore the details are acceptable and comply with 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.

15 Any proposal relating to the installation of noise making equipment (i.e. refrigeration units, air conditioning, extraction ventilation equipment) scheme shall be first submitted to and approved in writing by the Local Planning Authority prior to any developments taking place.
Reason: To protect the occupants of nearby residential properties from noise, vibration and/or dour nuisance 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.

Submitted Details:

Drawing no. 4758/3 (Rev M) and 4758/11 (Rev G) detail the positions of noise making equipment and further details have been given in an acoustical report, which is attached as Appendix B.

The acoustic report and plan showing the position of the noise making equipment had been submitted with the approved application. The Council's Environmental Health Officer was consulted on these and confirmed that the acoustical report, which is identical to that of the previously approved report and the positions of the noise making equipment were acceptable. As such, it is considered that these details comply with 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.

(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.

Mrs J A Batchelor
Head of Development & Technical Services

13 April 2010

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