



Havant
BOROUGH COUNCIL

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To:
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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/11/01162

Site Address: North Corner, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: Discharge of Condition No/s 2 and 5 of Planning Permission APP/10/00731.

This decision relates to your application received on 17 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 Conditions of Planning Permission APP/10/00731.

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

- 2 Construction of the extension hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials including non-reflective glazing, has 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: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, policy CC6 of the South East Plan and Planning Policy Statement 1.

Details Submitted: (including email from Martin Critchley Consultants Ltd dated 08.09.11)

Plain concrete roof tiles to match the existing

Smooth render Masonry Santex in 'Oatmeal'

Tile Hanging - Marley Eternit Acme red/brown clay tiles. Double camber 'antique': red/brown clay tiles

Non-reflective Pilkington solar-e glazing

Windows Meranti hardwood with clear lacquer

The proposed materials are considered to be appropriate high quality materials which will be in keeping with the materials used on the existing property and are of subdued colours which will not appear overly obtrusive when viewed from within the adjacent AONB. The non-reflective glazing is considered acceptable.

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- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced 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 (and particular replacement trees) 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 safeguard the continued health and presence of existing trees and vegetation and protect the amenities of the locality, and having due regard to policy CS12 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 9.

Details Submitted:

Plan 0942-204 Rev A Landscaping Plan

Standard specification for landscaping works dated 15.01.2009 (received 17.06.11)

Email dated 22.07.11 (confirming the height of the property Field Maples).

The Arboriculturalist has considered the proposal and advised that the proposed replacement trees are of an appropriate species and height. The condition can therefore be discharged.

- (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 September 2011