



To:
Mr A Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

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

Application Number: APP/10/00422

Site Address: 4 Record Road, Emsworth, PO10 7NS

Proposal: Discharge of Condition No.s 1-14 of Planning Permission 09/64293/004.

This decision relates to your application received on 21 July 2010 which was valid from 27 October 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 09/64293/004.

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

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this Planning Permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building(s) 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Guidance 15 and Planning Policy Statement 7.

Submitted details:

1. Brick plinth: Keyline Ashdown (Multi)
2. Timber weatherboarding Stanstead Saw Mill stock 200 x 25 Cedar feathered board
3. Slate roof Eternite slate (standard grey)

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 Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough 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: 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:

Finished floor levels detailed on the unnumbered 1:200 scale landscape plans received on 22nd December 2010 and an email received from Andrew Hinton 23rd December 2011 are considered to be acceptable and given that the finished floor level will be not more than 230mm above existing ground level, as such, will 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 commenced until a more 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 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, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted details:

The unnumbered 1:200 scale landscape plans received on 22nd December 2010

The Council's Landscape Officer has been consulted and has concluded that the type and species of vegetation to be used is acceptable. 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 Policy D1 and L7 of the Havant Borough District Wide Local Plan.

- 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 hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use 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 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, and Planning Policy Statement 25.

Submitted details:

The unnumbered 1:200 scale landscape plans received on 22nd December 2010 detailing the proposed hard-surfacing of the sit.

The car parking area and driveway is to be laid with 10mm hard gravel on suitable Type 1 MOT sub base with brick edging stones.

It is considered that the proposed hardsurfacing 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 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 nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted details:

The unnumbered 1:200 scale landscape plans received on 22nd December 2010 detailing measures to be taken to protect existing trees and hedgerows during construction.

Consultation with the Arboricultural Officer and the Landscape Architect indicates that the measures to be taken are acceptable. No trees on the site or adjacent to there are subject to a TPO. The Arboricultural Officer has no concerns and notes that acceptable measures have been taken. The details are acceptable and comply with saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 9.

- 7 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has 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 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

The unnumbered 1:200 scale landscape plans received on 22nd December 2010 detailing the proposed positions of external lighting. The lights are to be activated by vehicles entering the site with an over run of 5 minutes. The lights can also be separately switched off. In consultation with the Council's Urban Designer it is considered that the location of the lights 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 Policy D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved, including the addition of windows permitted by Part 1, Classes B and C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.

Condition 8: relates to removal of PD - no further information required.

- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the east or west elevations without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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 District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

Condition 9: relates to removal of PD - no further information required.

- 10 The bedroom window at 1st floor level in the west elevation since marked 'X' on the plans hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

(ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.

Condition 10: relates to a window to be obscurely glazed, development has not commenced, no further information required.

- 11 The development shall not be brought into use until a minimum of 2 parking spaces per dwelling have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Guidance 13.

The unnumbered 1:200 scale landscape plans received on 22nd December 2010 detailing parking provision for two or more cars.

The details are acceptable and comply with saved Policies T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13

- 12 All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site by the erection of a 1.2m minimum height chestnut paling fence to BS 1722 Part 4 securely mounted on 1.2m minimum height timber posts driven firmly into the ground along a line to be agreed in writing with the Local Planning Authority. Any parts of hedges or hedgerows removed without the Local Planning Authority's consent, or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available plant season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted details:

The unnumbered 1:200 scale landscape plans received on 22nd December 2010 and email from Andrew Hinton submitted on 23rd December 2010 along with a letter submitted on 21st December 2010 details measures to be taken to protect existing trees and hedgerows during construction. The plan also shows proposed area for the storage of materials away from trees and hedgerows.

Consultation with the Arboricultural Officer and the Landscape Architect confirms that the measures to be taken are acceptable. The details therefore comply with saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 9.

- 13 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Monday to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents 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, and Planning Policy Statement 23.

Condition 13: relates to hours of work, no further information required.

- 14 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads or mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: In the interests of traffic safety and having due regard to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted details:

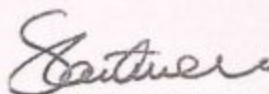
The email received 23/11/2010 from Andrew Hinton outlines the proposed measures to be taken to prevent the deposition of mud on nearby roads.

Within the site the problem of mud being deposited onto the adjacent public highway (Record Road) is to be prevented and / or reduced to an acceptable level via incorporation of the following measures -

- a. Hard-standings or equivalent compacted areas are to be provided on site for vehicle parking and adjacent to access & material delivery points.
- b. Mechanical road sweepers are to be used to clean the site & entrance of any mud or debris deposited by site vehicles within the vicinity of the site (where mud is deposited onto the public highway as a direct result of construction works for the above project). Where mud is deposited onto the public highway in small amounts, the above clearance may be undertaken manually (by hand) by site personnel in high visibility clothing.
- c. Provision of wheel washing at site exit location. Due to the fact that larger vehicle access is not possible within the site, specific lorry jet washing facilities are not deemed necessary or applicable.
- d. Adequate sheeting of vehicles carrying waste materials.

These details provided are considered acceptable and comply with saved Policies D1, T7 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.



Julia Potter
Executive Head of Planning and Built
Environment

19 January 2011