



Havant
BOROUGH COUNCIL

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To:
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THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/65538/002
Site Address: 29 Milton Road, Waterlooville, PO7 6AB

Proposal: Discharge of Condition No's 1-7 of Planning Permission 09/65538/001.

This decision relates to your application received on 25 February 2010 which was valid from 25 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 09/65538/001.

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.

Compliance condition, no information required.

- 2 The external materials to be used shall be in accordance with the details set out in Section 10: Materials, of the submitted planning application forms received 30/11/2009.
Reason: In the interests of the amenities of the area and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 1.

The proposed materials comprise:

Rear extension and side bay window:- smooth white render, and state grey finish single ply membrane roof.

Storm porch brick work is to be Jewson Westminster Red Stock which are the same as the existing window heads of the house.

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The roof tiles are to be Redland 49, colour - Antique Red. These are the same as the current roof tiles.

The above details are as set out on the External Materials Schedule, drawing 27863-WD-106 received 22 March 2010, and agents email dated the 14 May 2010, and are considered acceptable to satisfy the informational requirements of Condition 2.

- 3 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 along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

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 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.

The details set in the Arboricultural Constraints Assessment prepared by Bernie Herveson and on drawin 4692.110 Rev A, received 25 February 2010, are acceptable and considered to satisfy the informational requirements of Condition 3.

- 4 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which form part of the Havant Borough Local Development Framework.

Compliance condition, no information required.

- 5 The soil levels within the root spread of trees/hedgerows 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 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.

Compliance condition, no information required.

- 6 No development shall commence on the site until details of all works to or affecting trees on or adjoining the site shall have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998 1989 (Recommendations for Tree Work).
Reason: To ensure the continuity of amenity value afforded by the tree(s) in question, 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.

The details set in the Arboricultural Constraints Assessment prepared by Bernie Herveson and on drawin 4692.110 Rev A, received 25 February 2010, are acceptable and considered to satisfy the informational requirements of Condition 6.

- 7 Any excavation work, including foundations and soakaway's and drainage runs, within the existing crown spread of the trees to be retained 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 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.

Compliance condition, no information required.

- (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

25 May 2010