Havant
BOROUGH COUNCIL

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To:
Mr D W Marsh
D W Marsh Architectural Design
23 North Street
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For: Dr J Sargent

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

Application Number: APP/11/00159
Site Address: South Africa Lodge, Stakes Hill Road, Waterlooville, PO7 7LA

Proposal: Discharge of Condition No/s 5 & 6 of Planning Permission 04/56387/012.

This decision relates to your application received on 08 February 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/11/00159.

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

5 No development hereby permitted shall commence until further details regarding the species and sizes of the proposed screen planting to be provided between points X-X and further details regarding the species and sizes of the proposed planting to be retained and additional planting provided between points Y-Y on approved drawing no. JF077 TP1 shall have been submitted to, and agreed in writing by, the Local Planning Authority. The development hereby permitted shall not be brought into use prior to the completion of the installation of all planting as is thus approved by the Local Planning Authority. At all times thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition.
Reason: In the interest of the amenities of the occupiers of neighbouring properties and having due regard to policies D1, L6, L7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Landscaping is shown on Drawing No. 1073.16, 1073.PlantSpec, and Nicholas Lock letter received 8 February 2011. These details provide for screen planting and landscaping to compliment the development and are acceptable as satisfying the informational requirements of this condition.

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.6 No development hereby permitted shall commence until plans and particulars specifying the finished levels (above ordnance datum) of the proposed courtyard area to the south west of the bungalow in relation to the south west boundary and the floor level of the bungalow have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interest of the amenities of occupiers of neighbouring properties and having due regard to policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Levels are shown on Drawing No. 10073.08 and 09. These details show that the proposed buildings and courtyard will be sited at the same level as the existing bungalow and this is considered acceptable as satisfying the informational requirements of this condition.

(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 April 2011