Havant
BOROUGH COUNCIL

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To:
Mr M Critchley
Martin Critchley Consultants Ltd
7 North Street
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PO9 1PW

For: PYJ Developments Ltd

Discharge of Conditions Application

Application Number: 10/72055/005
Site Address: 58 Horndean Road, Emsworth, PO10 7PU

Proposal: Discharge of Condition No's 7, 11 and 17 of Planning Permission 08/725055/002.

This decision relates to your application received on 18 January 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 10/72055/005.

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

7 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, gates, 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 Authority, the development hereby permitted shall not be brought into use 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted drawings 0745-227D and 0745-602 received 5 March 2010, drawing 0745-603 received 18 January 2010, letter received 5 March 2010 and emails dated 8 and 11 March 2010 show these details and are approved in respect to Condition 7.

Our Ref: 10/72055/005

11 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/or in the interests of traffic safety and having due regard to policies D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted drawing 0745-227D received 5 March 2010, details of elco bollards EL 5025 and lanterns OLU.118 and 119 received 18 January 2010 show these details and are approved in respect to Condition 11.

17 The development hereby permitted shall not commence until details of the window and door openings, including sections at 1:20 scale, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure satisfactory development 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 drawing 3000-652B received 18 January 2010, showing timber windows for the Horndean Road frontage, and master frame details received 18 January 2010 show these details are approved in respect to Condition 17.

(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

15 March 2010

Our Ref: 10/72055/005