



Havant
BOROUGH COUNCIL

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Mrs S C Young
Magnolia
2B Lovedean Lane
Waterlooville
Hants
PO8 8HH

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

Application Number: APP/11/01581

Site Address: Magnolia, 2B Lovedean Lane, Waterlooville, PO8 8HH

Proposal: Discharge of Condition No's 2 and 4 of Planning Permission APP/11/01209.

This decision relates to your application received on 25 October 2011 which was valid from 14 November 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.

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

- 2 The erection of the fence hereby permitted shall not commence until samples and details of the proposed finishes (including colour, manufacturers details and location of staining) have been submitted to and approved by the Local Planning Authority. Thereafter only such approved finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Submitted details

Letter and photograph dated 25th October 2011.

Comments

Applicant proposes to use a 1.2m close boarded fence with a 0.30m trellis this is to be stained in Cuprinol fence stain in 'Rustic Brown' or 'Dark Brown'. The use of a standard fence panel and trellis to this height allows views to the soft landscaping behind which will soften the appearance. The use of a natural colour is also thought to blend in well with the palette of surrounding colours and staining. The proposed finishes are thought to be in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

Our Ref: APP/11/01581

- 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 policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

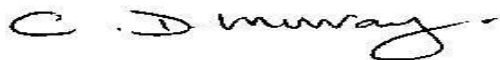
Submitted details

Letter dated 14th November 2011 and Landscaping Scheme Plan dated 14th November 2011.

Comments

The proposed species of trees and shrubs are thought to be off a height, frequency and maturity that will soften the appearance of the fencing when viewed from the streetscene. The proposed landscaping is therefore thought to have a positive impact on the character of the streetscene and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.

- (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.gvo.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.



Mr Chris Murray
Service Manager (Planning Development)

06 January 2012