



Havant
BOROUGH COUNCIL

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Mr J Carver
27 Spruce Avenue
Waterlooville
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**The Town and Country Planning (Development Management Procedure) (England)
Order 2010**

Discharge of Conditions Application

Application Number: APP/11/01347

Site Address: 27 Spruce Avenue, Waterlooville, PO7 8HA

Proposal: Discharge of Condition No. 4 of Planning Permission 07/72524/000.

This decision relates to your application received on 10 August 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 Condition of Planning Permission 07/72524/000.

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

- 4 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, 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 commence 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 policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 of the Havant Borough District Wide Local Plan 1996-2011.

Details Submitted

- Plan showing the outline of the fence and an elevation showing the fence in relation to the dwelling and the adjacent highway.
- 2 no. photos showing the existing fence in situ with annotations to confirm that the fence is to be stained dark oak, climbing plants are to be included on the fence and that low level shrubs will be planted at the base of the wall / fence on the side of the highway.
- Email (dated 2/10/11) confirming that the staining and planting would take place by the end of October.

- (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/pes.
- (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.
- (4) Any low level shrub planting must be no taller than 600mm above adjoining carriageway level at any point when fully grown, (if this is within the visibility splay of a junction or bend) either by the Borough Council itself, using its own statutory powers under Section 96 of the Highways Act 1980 or by the adjoining householder, licensed under Section 142 of the Highways Act 1980 by this office. In any case, no planting whatsoever will be permitted within service margins, within 1.0m of any carriageway, 0.5m of any footway and 1.0m of any buried services.

Below are links to a copy of a specimen licence and conditions and other guidance information available on Hantsweb; applications should be made to this office. The charge for a licence to cultivate the highway is currently £100 for each five year period or any part thereof.

<http://www3.hants.gov.uk/lic21cult.pdf>

<http://www3.hants.gov.uk/roads/license-application.htm>



Mr Chris Murray
Service Manager (Planning Development)

09 November 2011