



Havant
BOROUGH COUNCIL

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

Application Number: APP/11/00201

Site Address: 37 St Leonards Avenue, Hayling Island, PO11 9BN

Proposal: Discharge of Condition No/s 2, 3, 4 & 5 of Planning Permission 07/55204/003.

This decision relates to your application received on 23 February 2011 which was valid from 23 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 07/55204/003.

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

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Details Submitted:

It is considered that the submitted brick sample, 'Kimberley Himley mixed Russet' and the submitted tile sample - 'Redland Renown', are acceptable and as such, will comply with saved Policy CS16 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 3 No development hereby permitted shall be commenced until a 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 Appeal Decision APP/X1735/A/07/2058387 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.

Our Ref: APP/11/00201

Details Submitted:

The Landscaping Specification and Landscape Proposals Plan ref: HAV/Hs/453.1 received on the 23 February 2011 is considered to be acceptable by the Council's Landscape Architect and as such, will comply with saved Policies CS16 and CS11 and DM8 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Details Submitted:

The Landscape Proposals Plan ref: HAV/Hs/453.1 received on the 23 February 2011 and the Standard Specification for Landscaping Works submitted 7 February 2011 are considered to be acceptable and as such, will comply with saved Policies CS16 and CS11 and DM8 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Details Submitted:

The Parking for Contractors Plan received on the 23 February 2011 is considered to be acceptable by the Development Engineer and as such, will comply with saved Policies CS16 of the Core Strategy which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

- (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

26 April 2011