Havant
BOROUGH COUNCIL

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To:
Mr Tutton
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For: Mr Lovett

The Town and Country Planning (Development Management Procedure) (England) Order 2010 Unable to determine appropriate legislation from application type.
Discharge of Conditions Application

Application Number: APP/11/00979
Site Address: 50 London Road, Cowplain, Waterlooville, PO8 8EN

Proposal: Discharge of Condition No/s 3(ii)g and 3(ii)w of Outline Planning Permission 07/58014/003 and Discharge of Condition No/s 2 & 7 of Planning Permission Reserved Matters Application APP/10/00962.

This decision relates to your application received on 28 April 2011 which was valid from 28 April 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(s) of Planning Permission.

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

2 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted:

1. Brick sample - red/brown multi stock brick.
2. Tile Sample - Red/brown concrete roof tile.

The proposed materials are considered to be in keeping with the main proeprty and the pallete of materials in the locality. The details therefore accord with Policvy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

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3 **Condition 3(ii)g:**

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

(g) Alterations to the external appearance of the existing building(s);

Details Submitted:

1. Drawing No. Sheet 05 showing a plan of the side elevation of the existing building with a door opening blocked up and the demolition of the existing garage and the replacement of the boundary with a 1.8m high close boarded fence along the line of the wall.

It is not considered that these changes would have an adverse effect on the character of the existing building or detrimentally impact on the future occupiers of the new dwelling. As such, the details accord with Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

Condition 3(ii)w:

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

(w) The measures to be taken to prevent damage to existing trees (and hedgerows) throughout implementation of the development.

Details Submitted:

1. Arboricultural Method Statement received on 28/4/11
2. Arboricultural Plan showing a tree survey received on 28/4/11

The Council's Arboricultural Officer has been consulted and has advised that the submitted documents are acceptable in that they recommend adequate tree protection measures which must be followed. The details therefore accord with Policy DM8 of the Havant Borough Core Strategy 2011, which forms part

of the Havant Borough Local Development Framework.

7 Notwithstanding the Arboricultural Survey submitted with the application, no development shall commence until a detailed tree protection plan with specific tree protection measures and an enforceable timetable of events for the site in accordance with BS5837:2005 has been submitted and approved in writing by the Local Planning Authority development shall adhere strictly to the details thus approved.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted:

1. Arboricultural Method Statement recieved on 28/4/11
2. Arboricultural Plan showing a tree survey recieved on 28/4/11

The Council's Arboricultural Officer has been consulted and has advised that the submitted documents are acceptable in that they recommend adequate tree protection measures which must be followed.
The details therefore accord with Policy DM8 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

(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.

Julia Potter
Executive Head of Planning and Built Environment

23 June 2011

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