



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

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

Application Number: APP/11/00106

Site Address: 64-66 Hazleton Way, Waterlooville, PO8 9BT

Proposal: Discharge of Condition No/s 2-6 & 13 of Planning Permission APP/10/00158.

This decision relates to your application received on 28 January 2011 which was valid from 28 January 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 APP/10/00158.

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

- 2 Construction of the buildings and associated brickwork boundary walls hereby permitted shall not commence until samples and details of all external facing and / or 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted:

- i. Brick sample - Ibstock Parham Light Multi Stock
- ii. Tile Sample - Monier Redland Stonewold II Slate Grey
- iii. Cladding - Marley Eternit Cedral Weatherboard C3 Grey Brown
- iv. Render - Sandtex light cream

The proposed materials are considered to be in keeping with the palette of materials in the immediate locality and therefore the details comply with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to saved policies D1, PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23 & 25.

Details Submitted:

- i. Drawing No. 1045-205A shows the proposed drainage system.

The Council's Drainage Engineer has been consulted and has not raised any concerns with the proposed drainage plan. The details therefore comply with policy CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory 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.

Details Submitted:

- i. Drawing No. 1045-205A shows the finishing building and surface levels.

The submitted plan shows that the finished levels of the proposed buildings would not differ significantly from the existing ground levels. The details therefore comply with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 5 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 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 saved policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted: .

- i. Drawing No/s. 1045-204 (B) and (C) (received on 20/4/11 and 28/4/11 shows the proposed landscaping on site.

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It is considered that the details provided are acceptable in terms of providing an acceptable landscaping scheme and as such the details comply with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 6 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 to be provided between the points since marked A to A and B to B on the approved plan No. 001 Rev G have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding any information contained in this application, this permission does not grant approval for a wall at the height of 2250mm in position A to A unless this is approved subsequent to this condition. 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 saved policies D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted:

- i. Drawing No. 1045-204 (B) showing the proposed boundary treatments.
- ii. Drawing No. 1045-204 C showing the proposed boundary treatments as in 1045-204 (B) but with a revision to the boundary which would separate Plot 1 from the adjacent pub car park. This would include a 450mm high buff brick wall instead of a 1.8m high fence.

If application APP/11/00211 (for the removal of the public house and the erection of three dwellings in its place) is approved, then Drawing No. 1045-204 C, which would include a 450mm high wall to separate plot 1 from the adjacent residential plot, would be implemented,. If this application is not approved then, Drawing No. 1045-204 (B), which would include a 1.8m high fence which would separate plot 1 from the public house car park, could be implemented.

Overall is it considered that the details provided, comply with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 13 The windows in the following:

- the dormer windows in the south east facing roof slopes of dwellings in Plot No's 2 and 3
- the rooflight windows in the north west facing roof slopes of dwellings in Plot No's 2 and 3.
- the ground floor window in the south east elevation of dwellings in Plot No's 1, 2 and 3.
- the rooflight windows in the south east facing roof slope of the dwelling in Plot No. 3

since marked 'x' on the plans hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and the size of the glazed area in each window shall not be increased without prior written approval by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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, and Planning Policy Statement 1.

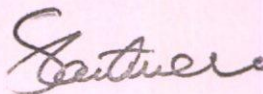
Details Submitted:

- i. Drawing No. 1045-206 shows the proposed material storage compound.

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This shows that the compound would be situated within the site, yet easily accessible to the highway. The details therefore comply with policy CS16 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.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

16 May 2011