



To:
Mr P Nicholson
Paul Nicholson Design Ltd
8 Dolphin Crescent
Gosport
Hants
PO12 2HE

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

Application Number: APP/10/01005
Site Address: 21 Redlands Lane, Emsworth, PO10 7UT

Proposal: Discharge of Condition No/s 2, 3, 4, 5, 6, 7, 12 and 13 of Planning Permission
09/50249/003.

This decision relates to your application received on 13 December 2010 which was valid from 06 January 2011, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby PARTIALLY APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission 09/50249/003.

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

APPROVED CONDITIONS:

- 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 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. Letter dated 11/12/10 which confirms that the proposed materials would be matching with those on the adjacent property i.e. red stock brick and brown concrete tile.

This would be acceptable for use in the immediate locality and would accord with the existing palette of materials. The details would therefore accord 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 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. 09621/22 which was submitted as part of the original planning application shows that the finished floor levels and ridge height of the proposed dwelling would be the same as No. 21 Redlands Lane which it would be attached to.

The levels of the proposed dwelling, if the same as the adjoining house would be acceptable. The details would therefore accord with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 4 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 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. No details are submitted as no soft landscaping scheme is proposed. The existing lawn areas to the front and rear of the dwelling would remain.

Grassed areas for both the front and rear of the dwelling are proposed which would make the landscaping on site, comparable with other residential properties in the area which have similar areas. The hedge along the southern boundary, which provides a good level of screening between the site and the neighbour at No. 16 WPD would be lost however, this would be replaced with a brick wall which would minimise any potential loss of privacy. Overall, it is considered that the details submitted would accord 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 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 commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
- Reason:** In the interests of the amenities of the locality 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. 09621/05 submitted with the original application shows that the front parking area would comprise tarmac surfacing with concrete edging.

The tarmac surfacing would match other parking areas and driveway in the locality and therefore would be appropriate. The details would therefore accord 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 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 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. 09621/21 submitted with the original application indicates that a new 2m high fence would be erected to subdivide the plots of the new dwelling and No. 21. The existing hedge to the south boundary has been removed and this would be replaced with a 1.6m high curved brick wall with fence panels and brick piers. This is considered to be acceptable in this part of the streetscene and is comparable to other forms of 'hard' boundary treatments in the immediate locality.

It is considered that the details would therefore accord with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 7 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction and contractor vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted:

- i. The letter from the agent dated 11.12.10 confirms that deliveries and site access would be made from Wraysbury Park Drive, with parking on Wraysbury Park Drive also.

The details submitted indicate that this would be the most appropriate parking area and as such, the details accord with policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

- 12 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details Submitted:

- i. letter from the agent dated 11.12.10 confirms that the material storage area would be in the future car parking area as shown on Drawing No. 09621/02/21 B.

The details submitted indicate that this would be the most appropriate storage area and as such, the details accord with policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

REFUSED CONDITION:

- 13 No development, including site clearance shall commence on the site until all shrubs and hedgerows, including the existing hedgerow along the southern boundary of the site, not previously agreed with the Local Planning Authority for removal shall have been protected by fencing along a line to be agreed with the Local Planning Authority. Such fencing shall confirm to the following specification in accordance with BS 1722 Part 4:

Minimum 1.2m height chestnut paling fence securely mounted on 1.2m minimum height timber posts driven firmly into the ground .

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that existing hedgerows 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 saved 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:

- i. The letter from the agent dated 11.12.10 confirmed that the hedgerow along the southern boundary was removed with agreement from the owner of No. 16 WPD.

This condition cannot be complied with as the hedge was removed. It is therefore not discharged.

- (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.

A handwritten signature in dark ink, appearing to read 'Julia Potter', is positioned above the printed name.

Julia Potter
Executive Head of Planning and Built
Environment

26 April 2011