



To:
Ms S Bower
Archstone Lifestyle Homes Ltd
Archstone Hosue
Pullman Business Park
Pullman Way
Wingwood, Hants
BH24 1HD

Discharge of Conditions Application

Application Number: APP/10/00794

Site Address: Fountain Square, 65 Station Road, Hayling Island

Proposal: Application for written approval that the development has been carried out in accordance with approved details relating to Planning Permission 02/54427/003.

This decision relates to your application received on 27 October 2010 which was valid from 27 October 2010, 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 02/54427/003.

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

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this Planning Permission was granted.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.
- 2 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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.
- 3 No development hereby permitted 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: In the interests of the amenities of the surrounding area and nearby residents.

- 4 No development hereby permitted shall commence on the site until details of a planting scheme for the whole site, including the landscaping buffer between the car ports and Station Road, shall have been submitted to, and approved in writing by, the Local Planning Authority. The planting scheme shall detail species, positions, densities and planting size and shall be fully implemented before the end of the current or first available planting season following practical completion of the development hereby permitted.

All approved planting shall be maintained to encourage its establishment for a minimum of 5 years following implementation. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.

Reason: To ensure an appropriate standard of visual amenity in the local area.

- 5 The development shall not be brought into use until a maximum of 16 parking spaces and cycle store have been provided within the curtilage of the site as shown on Drawing No. A113/01/09E and thereafter all of those spaces and the cycle store shall be kept available for such purposes.

Reason: In the interests of highway safety.

- 6 The carport parking provision shall be constructed in accordance with the approved details to ensure that there are no internal physical divisions within any of the carport structures that restrict the extent to which a car door can be opened; the carports shall remain so thereafter.

Reason: To ensure the parking provision is of adequate size to enable satisfactory use and access.

- 7 The dwellings hereby permitted shall not be occupied at any time by persons below the age of 55 years unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the level of on-site parking provision (which is below the standard normally accepted for unrestricted housing) and the level of use of the vehicular access onto Station Road is satisfactory to serve the needs of the development and in the interests of highway safety.

- 8 Any gates to be provided shall be set back a distance of 5.5 metres from the edge of the carriageway of the adjoining highway and shall only open inwards into the site.

Reason: In the interests of highway safety.

- 9 Development shall not commence until measures have been taken to prevent spoil from vehicles leaving the site being deposited on the highway. Such measures shall be adhered to throughout the period of construction.

Reason: In the interests of highway safety.

- 10 The dwellings shall not be occupied before the access with visibility splays of $x = 2$ metres and $y = 60$ metres at the junction of the access with the public highway have been provided.

Reason: In the interests of highway safety.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no part of any boundary wall or fence erected within the sight lines nor any planting within the same shall at any time be permitted to be more than 0.6 metres above the level of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- 12 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

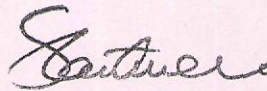
Reason: In the interests of highway safety.

- 13 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To ensure that the development is completed satisfactorily in all respects.

From the available information, including a site inspection on 28 October 2010 and planning records, there is no evidence to suggest that the scheme has not been constructed in accordance with the planning consent. There are no outstanding enforcement matters. Conditions 7 and 11 are ongoing requirements.

- (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.



Julia Potter
Executive Head of Planning and Built
Environment

09 November 2010