Havant
BOROUGH COUNCIL

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To:
Mr K Browning
ADP Architects Ltd
Richmond Court
94 Botley Road
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SO31 1BA

For: Mr A Snowden-Darling

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00276
Site Address: 46 Langstone Road, Havant, PO9 1RF

Proposal: Discharge of Condition No's 2, 3, 4, 5, 6 and 7 of Planning Permission 10/51108/001.

This decision relates to your application received on 14 June 2010, and in particular the plans and other documents submitted with your application.

(i) The plans and other documents submitted with your application, as amended by additional information received on 3rd and 6th September 2010.

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 10/51108/001.

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

APPROVED CONDITIONS

2 Construction of the building 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 C3 and 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.

The following materials have been submitted and are considered acceptable and hereby approved:

Submitted Details:

Facing Brick:	Bricks - Freshfield Lane Brickworks - rural multi stock
Feature Brick:	Brickmongers (Wessex) Ltd - Anthracite black (string course, projecting 10mm)
Bay Window:	Portland architectural cast stone
Roof Material:	Slates - Minstead black natural slate
Rainwater Goods:	Black half-round gutters and round downpipes
Joinery:	Fascias and windows white PVCu Front door - black
Cills and Headers:	Portland architectural cast stone.

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.

Reason: In the interests of the amenities of the locality 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, together with Planning Policy Statements 1 and 25.

The following materials have been submitted in relation to the hardsurfacing materials and are considered acceptable and hereby approved.

Submitted Details:

Hard surfacing:	Ramp - Marshalls traditional tegula block paving (permeable)
Car Parking/Drive:	Crushed interlocking stone Washed 10-20mm stone gravel (cream/limestone) First 3m from footpath tarmac (as existing)

5 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 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 in the interests of traffic safety 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, together with Planning Policy Statement 1 and Planning Policy Guidance 13.

The contractors parking area shown on Drawing No. 101 is considered acceptable.

6 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 in the interests of traffic safety 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, together with Planning Policy Statement 1 and Planning Policy Guidance 13.

The materials storage area shown on Drawing no. 101 is considered acceptable.

7 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.
Reason: In the interests of traffic safety and having due regard to saved Policies D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

The wheel washing arrangements shown on Drawing No. 101 is considered acceptable.

REFUSED CONDITION

3 No development hereby permitted shall be commenced until a more 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, L6 and L7 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.

The letter submitted with the application indicates no additional planting is to be provided. This is not considered acceptable particularly bearing in mind the removal of vegetation that has taken place to the rear of the site. It is not, therefore, considered that this condition can be discharged at this stage.

(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.

(4) You are advised that Conditions 2, 4, 5, 6 and 7 of Planning Permission 10/51108/001 also embody requirements for the development to be carried out in accordance with the approved details.

(5) In relation to the requirements of Condition 2, it is recommended that the requirements for landscaping are discussed prior to the submission of a further application to discharge Condition 2. Given that the works on site are in breach of this condition, a revised application to discharge the condition should be submitted within 14 days of the date of this decision notice, in order to avoid the possibility of enforcement action being instigated.

Mrs J A Batchelor
Head of Development & Technical Services

06 September 2010

Our Ref: APP/10/00276