



To:
Mr R Smith
14 Birch Trees
Emsworth
PO10 7RT

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00781

Site Address: Plot Adjacent to 6 Shawfield Road, Havant, PO9 2SY

Proposal: Discharge of Condition No's 2-6 of Planning Permission 08/50880/007.

This decision relates to your application received on 22 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 08/50880/007.

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 policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

The submitted samples (Desimple Hathaway Brindled bricks, Sandtoft Mix roof and hanging tiles) are considered to be an appropriate size and colour, and will blend with the existing palette of materials.

- 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: In the interests of the amenities of the locality and having due regard to policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

The proposed surrounding ground levels are to remain as existing. The finished floor levels have not altered from the details in the approved plans.

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- 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 policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

The proposed landscaping plan includes mixed soft landscaping around the perimeter to the front and rear of the property which will help the new property to blend in with the existing properties which have landscaped front gardens. There are parking spaces proposed within the front garden, however there is also an area of lawn which will give the front garden a soft appearance.

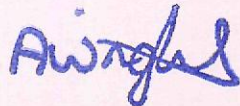
- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be 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 policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

The proposed hard landscaping to the front of the property is permeable to allow natural drainage, with a small block paved area at the front of the plot to prevent the spread of gravel/shingle onto the highway. The proposed gravel and block paved area is considered to be appropriate.

- 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 be brought into use 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 policies D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

The existing hedging at the front boundary is to be retained with additional plants added after the construction process. The side and rear boundaries are to be 1.8 metre close boarded fencing with adjacent hedging. The higher boundaries at the side and rear are considered to be in keeping with the neighbouring properties which also contain fairly high side and rear boundaries.

- (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

07 January 2011