



To:  
Mr G J Duffett  
2 Church Orchard  
St Peters Road  
Northney  
Hayling Island  
PO11 0RT

---

Unable to determine appropriate legislation from application type. **THE TOWN AND COUNTRY  
PLANNING ACT 1990**  
**Discharge of Conditions Application**

---

**Application Number:** APP/10/00706

**Site Address:** 616 Southleigh Road, Emsworth, PO10 7TA

**Proposal:** Discharge of Condition No/s 2, 3, 4, 5, 9, 13, 14, 15 and 16 of Planning  
Permission APP/10/00096.

This decision relates to your application received on 29 September 2010 which was valid from 20 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 APP/10/00096.**

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

**Details Submitted:**

Brick sample: Rudgewick multi stock brick  
Tile Sample: Brown plain clay tile.

It is considered that the submitted materials will be in keeping with the pallet of materials colour and textures within the immediate area. The details are therefore acceptable and comply with Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

Our Ref: APP/10/00706

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

**Details Submitted:**

Drawing Number: 452.01D showing 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.

It is considered that the finished floor levels and ground levels will not be significantly higher than that of the existing ground level and therefore the details are acceptable and comply with Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 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 (including hardsurfacing for the driveway to the new dwelling) 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 policies D1 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 25.

**Details Submitted:**

The letter received on 22/12/10 confirms that the hard surfacing for the driveway would be: - Block pavers 200x100x60mm bedded on sand brushed into 1mm joints to allow permeability on 100mm scalplings on 150mm hardcore well consolidated.

It is considered that block pavers would not result in a noisy surface which could cause potential disturbance to the neighbouring properties and is therefore considered to be acceptable for use and complies with policies D1 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 25.

- 5 No development hereby permitted shall commence until a specification (including location) of the provision to be made for the storage and disposal of refuse following the commencement of use of the building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

**Reason:** To safeguard the amenities of the locality and having due regard to 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:**

The letter received 22/12/10 confirms that the refuse storage to be 2no. standard wheelie bins housed in a prefabricated UPVc bin store with double doors and lid positioned over.

It is considered that this a suitable option for refuse storage in a domestic location and therefore complies with policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 9 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 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 of Planning Policy Statement 23 and 25.

**Details Submitted:**

- Drawing No. 452.04 which shows the proposed foul drainage system for the new dwelling.

The Council's Drainage Engineer has been consulted and is satisfied with the proposed layout. The details therefore comply with 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 of Planning Policy Statement 23 and 25.

- 13 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 occupiers of neighbouring property and having due regard to 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:** -

Drawing Number: 452.01D showing proposed boundary treatments indicate that: -

- The existing 1.8m high fence and hedge would be retained along the south boundary with No's 27 and 28 Fairlea Road
- The existing post / wire fence and hedge would be retained along the west and part of the northern boundary.
- The existing 2m fence on part of the north boundary with No's 614 and 612 Southleigh Road would be retained.
- A new 2m fence would be erected to subdivide the new plot from the existing plot of No. 616 and this would extend up the length of the garden which has been subdivided.
- The eastern boundary would consist of the existing 2m high fence being retained with new planting in front of this comprising a new leylandii hedge along the length of the boundary.

It is considered that the proposed boundary treatments are considered to be acceptable for use on this development and therefore the details are acceptable and comply with Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 14 No development shall hereby commence until a method statement explain how the development will be carried out in relation to the nearby trees, including the methods of protection of such trees to be employed has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried in strict accordance with the agreed method statement.

**Reason:** To protect the nearby trees and having due regard to saved Policy L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

**Details Submitted:**

- Trees are to be protected by chestnut paling fence (900mm) fixed under perimeter of tree canopy.
- Paling fence for tree protection is to be anchored to 40 x 40mm metal angle posts firmly driven into the ground.

It is considered that this would be acceptable to protect the trees on site and therefore complies with saved Policy L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

- 15 Prior to the commencement of the development hereby approved, details, including a timetable for, ground clearance works and measures to be taken to avoid any risk of harm to nesting birds and reptiles, shall be submitted to and approved in writing by the Local Planning Authority. Clearance works shall only be undertaken in accordance with the details thus approved.

**Reason:** in the interests of biodiversity in accordance with Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9 Biodiversity and Nature Conservation.

**Details Submitted:**

Letter received on 29/9/10 states that the ground clearance and groundwork would begin in approx. mid-October.

The Hampshire County Council Ecologist has been consulted and has advised that details are acceptable. The proposal therefore complies with Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9 Biodiversity and Nature Conservation.

- 16 Prior to the commencement of the development hereby approved, the following details, including a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority.

a) new planting to include hedging plants and any additional trees

b) bird nesting boxes

c) bat boxes or the use of 'bat friendly' roof tiles.

d) log-pile insects.

Development shall only be undertaken in accordance with the details and timetable thus approved.

**Reason:** in the interests of biodiversity in accordance with Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9 Biodiversity and Nature Conservation.

• **Details Submitted:**

Drawing No. 452.01D shows details of the above elements and how / where they would be incorporated. The Hampshire County Council Ecologist has been consulted and has advised that the plan is acceptable. It therefore complies with saved Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9 Biodiversity and Nature Conservation.

- (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](http://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

12 January 2011