

To:
Mr D McVie
158 Park Avenue
Waterlooville
Hants
PO7 5HF

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/56155/004

Site Address: 158 Park Avenue, Waterlooville, PO7 5HF

Proposal: Discharge of Condition No/s 2-7 of Planning Permission 09/56155/002.

This decision relates to your application received on 15 January 2010, which was valid from 22 January 2010, and in particular the plans and other documents submitted with your application.

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

APPROVED CONDITIONS

- 2 Construction of the external alterations to the building hereby permitted shall not commence until samples and details of all external facing materials have been submitted to and approved in writing 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 Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, Planning Policy Guidance 15 and Planning Policy Statement 7.

- 3 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the forecourt area 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, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 1.

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 use 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, and Planning Policy Statement 1.

5 The use hereby permitted shall not commence unless and until the following details in relation to the forecourt have been submitted to and approved in writing by the Local Planning Authority:

1. Details of the proposed wall and gates including materials, siting and design. The walls/gates shall not exceed 1 metre in height.
2. Details of bin storage provisions.

The approved works shall be fully implemented prior to the occupation of the development hereby approved.

Reason: To ensure a satisfactory environment for the occupants of the accommodation hereby permitted and in the interests of the character and appearance of the area and having due regard to Policies D1 and L7 of Havant Borough District Wide Local Plan 1996-2011, and PPS1 and PPS3 of Planning Policy Statements.

6 The dwelling shall not be occupied until space for the loading, unloading and parking of 1 vehicle has been provided within the forecourt area, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Guidance 13.

7 The development hereby permitted shall not be occupied unless and until cycle parking provision has been provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate provision is made for sustainable transport and having due regard to Policies T8 and T9 of Havant Borough Wide District Local Plan 1996-2011, together with Planning Policy Guidance 13.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of Condition 2 of Planning Permission 09/56155/002.

Condition 2: Materials

The following materials are considered acceptable and hereby approved:

Bricks: Reuse original yellow bricks where necessary
Windows: Wickes PVCu Casement Windows
Door: Wickes PVCu Front Door Set low level framed style
Fascia: Wickes PVCu Fascia
Gutters: Wickes Roundline Gutter Length (Product code 431856) Black

The following conditions cannot be discharged at this stage as additional/amended information will be required:

Condition 3: Forecourt Landscaping

The proposed forecourt landscaping as described under Condition 3 of your submission and shown on the Landscaping Plan is not considered satisfactory and is therefore not approved under this submission.

In particular the area of soft landscaping should be increased to improve the amenity area associated with the unit and the appearance and character of the street scene. The parking area should be reduced to 3m in width with the remaining forecourt area landscaped. The landscaping should include a larger grassed area. The plan should be amended to show two trees along the northern boundary (only two trees are on the site). The frontage should also include additional bush planting. The plan should show the position, numbers and species of additional planting. The landscaping plan should also indicate the location of the proposed wall/gates.

Condition 4: Surfacing Materials

With regard to Surfacing Materials, I can confirm that the existing concrete hardstanding and pathways are considered acceptable in terms of the materials. The area of forecourt hardstanding should be reduced as mentioned in relation to Condition 3.

Condition 5: Wall/Gate Details and Bin Storage

The submission in relation to condition 5 is not considered acceptable. Further details are required in order to seek to discharge this condition.

In relation to the wall details it is confirmed that the proposed materials of the wall are considered acceptable as follows:

Brick: Wickes Red (traditional red rustic effect) facing brick (Product Code 220395)

In order to seek to discharge this condition it will be necessary to show the following:

- The siting and design of the proposed wall (show on the landscaping plan and with an indicative elevation).
- Need to confirm that the gate will not exceed 1m in height.
- The bin storage area should be shown below the high level kitchen window on the rear elevation.

Condition 6: Forecourt Parking

The proposed parking area shown on the submitted plan is not considered acceptable.

It should be amended to reduce its width to 3 meters to allow for a larger amenity area and landscaping in accordance with the requirements of condition 3.

It should also be noted that a dropped kerb would be required in relation to the provision of the parking space and this should be shown on any further plan submitted. Your attention is drawn to the '*Other Important Information*' section below which sets out the requirements for works which affect a public highway.

Condition 7: Cycle Parking

The cycle parking proposal is considered unacceptable as the proposed storage is located in a visually intrusive location close to the frontage of the neighbouring property.

Whilst the storage facility itself is considered suitable its location is not. An alternative, less intrusive location is therefore required.

In relation to conditions 3 to 7 it is recommended that you discuss the requirements of a further application to discharge conditions with David Eaves (Senior Planning Officer) prior to submission (Telephone 023 9244 6549).

- (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 Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner, in certain circumstances serve a purchase notice on the Council.
- (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.



Mrs J A Batchelor
Head of Development & Technical
Services

16 April 2010