Havant
BOROUGH COUNCIL

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To:
C J Dixon
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For: Ms S Dixon

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/64421/002
Site Address: 195 High Lawn Way, Havant, PO9 5BU

Proposal: Discharge of Condition No. 2, 3 and 4 of Planning Permission 09/64421/001.

This decision relates to your application received on 10 March 2010, which was valid from 11 March 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 2, 3 and 4 of Planning Permission 09/64421/001.

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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details:
Brick: Hanson LBC Heather
Roof tile: Redland double roman - Granular brown

The external materials are inkeeping with the pallet of materials within the immediate area on the existing adjacent building. The details are therefore acceptable and comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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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 Policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details:

Drawing No. 24330/1 received on 11 March 2010 shows the finished floor levels of the proposed property in relation to the adjoining property at No. 195 High Lawn Way. It is considered that these levels are acceptable when compared to the neighbouring property and surrounding ground levels. The details are therefore acceptable and comply with saved 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 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.

Submitted Details

A plan received on 11 March 2010 clearly shows the boundary treatments which would be erected around the frontm sides and rear of the site. It is considered that these are appropriate for this location and site. The details are therefore acceptable and comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

(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.

Mrs J A Batchelor
Head of Development & Technical Services

15 April 2010

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