

To:
Peter J Walker MRICS
182 Seafront
Hayling Island
Hants
PO11 9AN

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00094
Site Address: 93 St Marys Road, Hayling Island

Proposal: Discharge of Condition No's 2, 3, 4, 5 and 6 of Planning Permission
07/70100/002.

This decision relates to your application received on 26 April 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 07/70100/002.

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

- 2 Construction of the building hereby permitted shall not commence until samples and details of all external facing, roofing and driveway materials shall be 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 UB3, C4, C5, E6 and E16 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, C3, D1, HE1, HE5, HE7, HE8 and HE10 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted:

Brick samples: Ibstock Capital Brown multi-stock brick to be used on the main building and Ibstock Parnham Red to be used for the headers above the ground floor windows (see file note dated 05/07/2010).

Tile sample: Marley Monarch Grey Slate tile. This tile is used on the adjacent terrace.

It is considered that the proposed materials are in keeping with the pallet of materials in the immediate locality and as such, will not be contrary to 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 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 and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted:

Plan (scale 1:500) received on 5 July 2010 showing the proposed boundaries. This includes the retention of a 1.2m fence along the rear of both properties. The retention of the existing 2m high fence along the boundary with No. 2 Rook Farm Way, and the retention of the 1.2m (approx.) high picket fence also along the front of this shared boundary, forward of the dwellings. On the shared boundary with No. 87 St Marys Road, there will be the retention of the existing 1.8m high wall at the rear and the retention of the existing 2m high fence forward of the building line. In summary, all existing boundary treatments are to remain and a 1.8m high fence to be erected at the rear to form a shared boundary between the two new properties

It is considered that the proposed boundary treatments are suitable for the locality and as such, will not be contrary to 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 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 safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011.

Details submitted:

Plan (scale 1:500) received on 5 July 2010, showing the existing ground floor level of the adjacent terrace and the ground floor level of the new dwellings, as well as a plan also received on 5 July 2010 showing the existing ground levels of the site and the adjacent land. The finished ground floor level is approximately 150mm above existing ground level.

These plans are considered to provide evidence that the ground levels of the application site and the surrounding land do show a significant rise or fall in levels and that the finished floor level is comparable to that of the neighbouring terrace and as such, will not result in a building which is incongruous in the streetscene. It is considered to be acceptable and as such, will not be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

- 5 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 policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted details:

Plan received on 21 May 2010 showing the location of the material storage compound which is to be located at the rear of the site and on the plot frontage.

It is considered that this will be acceptable and such, the details will not be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D, E and F of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011..

Details submitted:

Plan received on 26 April 2010 showing the areas of the site which will be finished with grass including the front plots and the rear plots. Existing planting along each boundary will be retained.

The plan does not specify any types of planting as the open areas will only be covered with grass. This is characteristic of Rook Farm Way. It is considered that this will be acceptable and as such, the details will not be contrary to 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.gvo.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

14 July 2010