



Havant
BOROUGH COUNCIL

Civic Offices
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To:
Mr T Hyatt
38 Broad Street
Portsmouth
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PO1 2JE

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/52845/011

Site Address: 125 Southwood Road, Hayling Island

Proposal: Application for written approval that the developments has been carried out in accordance with approved details for 02/52845/010.

This decision relates to your application received on 25 January 2010, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby REFUSES the application for the following reason:

At the time of determining the application:-

1. Conditions 2, 5, 6 and 13 had not been complied with insofar as the agreed details were submitted and/or approved in writing after development had commenced. Had the information been provided prior to commencement it would have been considered acceptable in meeting the requirements of the Conditions.
2. Conditions 3 and 4 had not been complied with in that no details were submitted or approved.
3. The development is not in accordance with Condition 14 in that
 - with respect to the elevations, brick detailing has been omitted from above the upper windows in the rendered elements
 - with respect to the external areas the hardsurfacing materials, layout of the landscape beds and the front boundary treatment do not accord with details approved under the conditions or as minor amendments

Note: There have been alterations to the elevations to the approved shop units which have taken place without the benefit of Planning Permission.

- (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.

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- (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.

S. Weaver

for

Mrs J A Batchelor
Head of Development & Technical
Services

16 March 2010