



Havant
BOROUGH COUNCIL

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THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/72956/002

Site Address: 8 Western Parade, Emsworth, PO10 7HS

Proposal: Discharge of Condition No's 2, 3, 4, 7, 8, 10, 11 and 13 of Planning Permission 09/72956/001.

This decision relates to your application received on 22 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 of Planning Permission 09/72956/001.

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

- 2 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials, the external finish to the fenestration and colour of mortar to be used for the construction of the same, has 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: In the interests of the amenities of the locality and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The External Materials as set out in the Schedule and drawing 27863-WD-106 received 22 March 2010 are considered acceptable and to satisfy the informational requirements of Condition 2.

- 3 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Vehicles will park on the site with some in adjacent roads, and this is considered acceptable and to satisfy the informational requirements of Condition 3.

- 4 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 having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The materials will be stored in site huts already on site and this is considered acceptable, and to satisfy the informational requirements of Condition 4.

- 7 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework

The details set out on drawing 27863PD126 Rev A, received 29 April 2010, are acceptable and considered to satisfy the informational requirements of Condition 7.

- 8 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 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 properties and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The details set out on drawing 27863PD126 Rev A, received 20 April 2010, are acceptable and considered to satisfy the informational requirements of Condition 8.

- 10 Construction of the buildings hereby permitted shall not commence until samples and details of the external finish to the glazing, window frames, fascias, garage door and balcony railings, which shall be of suitably dark colours and non reflective glazing for the front elevation, 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: In the interests of the amenities of the locality and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The proposed materials comprising:

Powder coated aluminium windows - colour traffic grey ral 7042

Stainless steel balcony railings

Timber garage door - Finish light ivory

Gutter, fascias and gable flashing - colour traffic grey ral 7042 to match window.

The External Materials as set out in the Schedule and drawing 27863-WD-106 received 22 March 2010 are considered acceptable and to satisfy the informational requirements of Condition 10.

- 11 Construction of the buildings hereby approved shall not commence until details of the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority in Consultation with Southern Water.

Reason: In the interests of the amenities of the locality and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The details set out on drawing 27863WD107 Rev A, received 22 March 2010, are acceptable and considered to satisfy the informational requirements of Condition 11.

- 13 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 development hereby permitted shall not be brought into use 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 saved Policy D1 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.

The details set out on drawing 27863PD126 Rev A, received 20 April 2010, are acceptable and considered to satisfy the informational requirements of Condition 13.

- (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.
- (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

17 May 2010