



To:
Ms A Mills
Warner Goodman Conveyancing
Colman House
2-4 Landport Terrace
Portsmouth
Hants
PO1 2RG

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/63871/002

Site Address: 2 Gitsham Gardens, Waterlooville, PO7 5EH

Proposal: Application for written approval that the development has been carried out in accordance with approved details relating to 04/63871/001.

This decision relates to your application received on 03 March 2010, which was valid from 12 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 04/63871/001.

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

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

Comment:

Development completed.

- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing 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 of the Hampshire County Structure Plan 1996-2011 (Review), GDD1 of the Havant Borough Local Plan 1994.

Comment:

Discharged by letter 11 February 2005 and 21 April 2005. Site visit 22/04/2010 confirmed correct materials used.

Our Ref: 10/63871/002

- 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: In the interests of the visual amenities of the area and having due regard to policies and proposals UB3 and H5 of the Hampshire County Structure Plan Review 1996 - 2011, GDD1 of the Havant Borough Local Plan 1994.

Comment:

Discharged by letter 4 January 2005. Site visit 22/04/10 confirmed development acceptable to this regard.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the neighbouring properties and having due regard to policies and proposals UB3 and H5 of the Hampshire County Structure Plan Review 1996 - 2011, GDD1 of the Havant Borough Local Plan 1994.

Comment:

Removal of permitted development rights, not dischargeable.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the 1995 Order, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and having due regard to policies and proposals UB3 and H5 of the Hampshire County Structure Plan Review 1996 - 2011, GDD1 of the Havant Borough Local Plan 1994.

Comment:

Removal of permitted development rights, not dischargeable.

- 6 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review), T5 and GDD1 of the Havant Borough Local Plan 1994.

Comment:

Removal of permitted development rights, not dischargeable. Garage still available at time of site visit 22/04/2010.

- 7 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review), GDD1 and T7 of the Havant Borough Local Plan 1994.

Comment:

Two parking spaces were available on site on 22/04/2010.

- 8 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 policies and proposals UB3 and T5 of the Hampshire County Structure Plan 1996-2011 (Review), GDD1 and T5 of the Havant Borough Local Plan 1994.

Comment:

Discharged by letter 4 January 2005. Site visit 22/04/2010 confirmed development acceptable to this regard.

- 9 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), GDD1 of the Havant Borough Local Plan 1994.

Comment:

Discharged by letter 04/01/2005. Site visit 22/04/2010 confirmed development acceptable to this regard.

- (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

02 June 2010