



To:
Mr M Harris
Mistral Design & Management Ltd
Suite 2
3 Crawlers Lane
Petersfield
Hants
GU31 4DS

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: 10/60036/009
Site Address: 187B London Road, Waterloooville, PO7 7RL

Proposal: Discharge of Condition No's 2-6 of Planning Permission 09/60036/008.

This decision relates to your application received on 15 January 2010, which was valid from 27 January 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 09/60036/008.

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 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: 1st Quality FLB multi brick & Warnham red for the feature brickwork
Tile: Marley Grey Concrete

It is considered that the submitted details will be in keeping with the pallet of materials and textures within the immediate area. 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.

- 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 amenities of the locality and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details:

Confirmation in the letter dated 13 January 2010 states that the finished floor level will be 150mm above the existing ground level.

It is considered that the submitted 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 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 policies D1, and L6 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details:

Plan P101E, received on 21 April 2010, which shows the proposed soft landscaping scheme for the site is considered to be acceptable by the Council's Landscape Officer.

It is considered that the submitted 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.

- 5 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:

Submitted plan P101E, received on 21 April 2010, which shows the proposed boundary treatments for the site is considered to be acceptable.

It is considered that the submitted 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.

- 6 The development hereby permitted shall not commence until a specification of the provision to be made for the storage of refuse following the occupation of the dwelling hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policy T9 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details:

Submitted plan P101E, received on 21 April 2010, which shows the location of the refuse storage for the site is considered to be acceptable.

It is considered that the submitted 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

25 May 2010