

PETER W H MILBURN
128 Duke Road
London W4 2DF

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

14th June 2017

Re: Planning Application Number APP/16/00583 CONDITIONS

As part of the planning permission granted for Plot 1, The Retreat, Croft Lane, Hayling Island the following conditions were requested:

1. Description of materials

Location	Type of material	Finish/Colour
Garage walls	Second hand bricks from the old stable block	Left plain/red
Garage roof	Cement slate tiles	Grey
Garage door	Timber door	Painted
Garage up and over doors	Aluminum	Painted
House walls	Acrylic render	Off White
House roof	Fiber glass roof and trims around dormer windows	Grey
House roof	Cement slate tiles	Grey
House doors	Timber/Aluminum	Painted
House windows	PVC/Aluminum/Timber	Painted
Guttering and Down Pipes	PVC	Black

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2. Car parking Vehicle Access

The building of the driveway and turn around area will be constructed first with the garage which will be used as a material store. The current restriction by the illegal fence being fitted across part of the main entrance off Croft Lane will impact on the delivery of materials.

The original plan was for Lorries to be able to drive in turn around and then drive out again. But it is unlikely that Lorries will be able to access our drive way so deliveries will have to be made on Croft Lane and transported on to the site by site plant equipment

This will also have to be coordinated with Plot 2 to make certain that deliveries do not happen at the same time.

3. Material Storage

It is proposed that all materials will be stored in the garage which will be constructed using the bricks removed from the old stable block. These are traditional handmade local bricks.

4. Turning Space

We confirm that the driveway will be constructed as soon as possible and will be maintained during the course of the works and includes a turnaround space for all vehicles so that they can leave in forward gear.

5. Drainage

Foul water drainage will be connected to the main drain that currently runs along the fence line with The Retreat. This has been agreed with Scottish & Southern Water. Rain water will be stored in underground tanks and used for watering the garden.

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6. Ecological Phase 2 reptile Report

The report as carried out by PV Ecology stated that there were no reptiles present and no measures required.

7. Floor Levels

The proposed ground floor level is to be 400mm above the current ground level.

The existing ground level is approximately 400mm below the bottom of the fence located on the west boundary at the corner of the retreat running north.

8. Suspected Contamination

There is no known contamination identified on site if we find any we will inform the relevant authorities.

9. Installation of Potential Noise Generating Plant and Equipment

A Samsung Mono Bloc Air Source Heat Pump or similar will be fitted for heating the swimming pool. This creates a low sound of db(A) 66.

If you require any further information please let me know otherwise I look forward to receiving written confirmation that building works can start in the near future.

Yours sincerely,

Peter Milburn

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