

Mrs Elaine Harris
3 St James Road
Emsworth
PO10 7DN

Our Ref: APP/22/00252
Direct Line: (023)
Ask For: Ms Bethany Crowther
Email: planning.development@havant.gov.uk
03 May 2023

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00252

Site Address: 3 St James Road, Emsworth, PO10 7DN

Description: Installation of raised terrace (5.5.22). Request to discharge condition 4 (28.11.22)

This decision relates to your request to discharge condition which was valid from 28 November 2022.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/22/00252.

The condition in respect of which information has been submitted is:

Condition 4:

No above ground construction works shall take place until plans and particulars specifying the alignment, design, height, materials and type of all proposed screen walls, fences, hedges and/or other means of enclosure to be provided along the side boundaries of the development – with the screening to be a minimum height of 1.8 metres as measured from the surface floor level – have been submitted to, and approved in writing by, the Local Planning Authority. At all times thereafter, all the screening provision hereby approved shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Photographs of fencing.

Site Plan Typical Section and Elevation uploaded 21/02/23.

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 03 May 2023