

Mr R Nunn
PDP Architecture llp
2 Beechworth Road
Havant
PO9 1AX

For: Mr Samuels
Dolphin Quay LLP

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Grant of Planning Permission

Application Number: APP/19/00865

Site Address: Dolphin Quay, Queen Street, Emsworth

Proposal: Application of non-material change to Planning Permission APP/16/00921 relating to locally reducing seawall adjacent to seating area to allow for a 2.4m wide flood gate to serve a potential future slipway and 2no. trees within raised planting bed to be omitted as they are not able to be relocated without clashing with the culvert to the left of the site.

Further to your application received on 03 September 2019 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Flood Defence Wall Layout Drawing No. 18-3130-121 C4 received 17th December 2019

Soft Landscaping Plan Drawing No. 27958-PD140 rev C

Boundary Treatments and Hard Landscaping 27958-PD150B

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (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 6571.
- (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 Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.
- (2) The applicant is advised that the Environment Agency have provided the following advice:

On the basis that the flood wall and ancillary works benefit from an approved Flood Risk Activity Permit (FRAP) a variation order to the FRAP will need be undertaken to cover the material amendment, or otherwise a new FRAP application will need to be submitted. At such a time the Environment Agency will require details as to whom will ultimately be responsible for the said floodgate operation, future maintenance and ownership.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

