



Havant
BOROUGH COUNCIL

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Mr S Patrick
5 Crown Close
Waterlooville
PO7 5RN

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

Application Number: APP/16/00984

Site Address: 5 Crown Close, Waterlooville, PO7 5RN

Proposal: Retention of raised timber decking area to rear, with storage below.

Further to your application received on 22 September 2016, which was valid from 04 October 2016, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 re-sited steps, additional fencing and metal railings, as shown on the amended plans received on 14/11/2016, shall be implemented in full by 31st March 2017 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory development that minimises harm to neighbouring residential amenity, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 By 31st March 2017 planters shall be provided within the new north-western corner adjacent the steps, as indicated on the hereby approved plan. These planters shall have a minimum height of 700mm, and project a minimum of 1m in both a southern and eastern direction from the corner, and be planted with Laurel hedging plants (*Prunus Laurocerasus*) to be provided and maintained to a height of no less than 1.8m above deck level and at a minimum spacing of 0.45m. Any plant that is removed, uprooted, destroyed, dies or becomes severely damaged or becomes seriously diseased within 5 years of planting, shall be replaced within the next planting season by shrubs of a similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable evergreen screen in accordance with the approved plans, in the interests of neighbouring residential amenity, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Please also refer to Informative No 1 below.

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

Sketch elevation looking north, received 14/11/2016

Sketch elevation looking west, received 14/11/2016

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 Development Control Service at The Plaza or by telephoning 023 9244 6015.
- (1) With respect to the planting of the Laurels within the planters you are advised that each container needs to provide a nominal 100mm thickness drainage layer (clean aggregate) a minimum 500mm depth soil and if square, a typical dimension of around 1m². You should also be aware that Laurel will require a reasonable amount of watering and feeding if it is to be successfully established as a containerised plant.

(2) In accordance with paragraphs 186 and 187 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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

29 November 2016