



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Helyer Davies Architects
1 The Old Flour Mill Queen Street
Emsworth
Hants
PO10 7BT

For: Mr Scully

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/00341

Site Address: 34 Durham Gardens, Waterloooville, PO7 7BB

Proposal: Retention of raised deck area; increased footprint of extension approved under Planning Permission APP/13/00089, raised ground levels in rear garden and associated height of boundary fences raised.

Further to your application received on 28 March 2014 which was valid from 31 March 2014 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 retaining wall and drainage details proposed and outlined in the information and plan received on 28 July 2014 - Drawings S103/SK1A and S103/SK2A refer - shall be completed no later than 2 months after the date of the granting of planning permission and shall be retained in situ thereafter.
Reason: In the interests of the amenity of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposed alterations to the boundary wall/fence as shown on the 'Proposed West Elevation' on submitted drawing 12167/100 shall be completed no later than 2 months after the date of the granting of planning permission and shall be retained in situ thereafter.
Reason: In the interests of the amenity of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00341

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

Existing and proposed location plans, elevations and floor plans - Drwg No. 12167/100

Structural survey information and reinforced wall and drainage proposal received on 28th July 2014 - Drawings S103/SK1A and S103/SK2A

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 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 Development Control Service at The Plaza or by telephoning 023 9244 6015.
- (4) 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 were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

15 August 2014