



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

Mrs Ordish
6 Greenfield Rise
Cowplain
Waterlooville
PO89AA

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

Application Number: APP/14/00468

Site Address: 6 Greenfield Rise, Waterlooville, PO8 9AA

Proposal: Raised patio to rear and erection of 2.3m boundary fencing.

Further to your application received on 02 May 2014, which was valid from 09 May 2014, 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 fencing comprising 2m close-boarded fencing, with 0.3m trellis on top as hereby approved, shall be erected within 6 months of the date of this permission and thereafter be permanently maintained in a sound condition.
Reason: In the interests of the amenities of the area 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 development hereby permitted shall be carried out in accordance with the following approved plans:
 - OS location plan
 - OS block plan
 - South elevation
 - North elevation
 - East elevation
 - Fence location plan
 - Close boarded fencing planLetter from applicant undated and received 18 august 2014.
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.
- (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,
- (5) The applicant is advised that patio should be constructed from porous materials to allow for natural drainage or on-site drainage should be provided to deal with any run off from the patio in order to minimise the risk of runoff onto neighbouring properties.



Mr Chris Murray
Service Manager (Planning Development)

27 August 2014