



Havant
BOROUGH COUNCIL

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To:
Mrs Herrick
Rapeleys LLP
1st Floor Pall Mall Court
61-67 King Street
Manchester
M2 4PD

For: Hargreaves Properties Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Approval of Reserved Matters**

Application Number: APP/13/00694

Site Address: 4-10 Solent Road, Havant

Proposal: Reserved Matters Application relating to scale, appearance and landscaping following Outline Planning Permission APP/12/00491.

Further to your application received on 15 July 2013, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 3 of Outline Planning Permission APP/12/00491** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/12/00491 dated 29 January 2013.
- (ii) The plans and other documents submitted with your application; and
- (iii) The following additional conditions:

Conditions:

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

Rapeleys letter dated 10 July 2013 ref AKH/kjh/480/34/1
Site Plan 146-300-101A
Levels Plan 146-300-102A
Unit 3 Site Plan and Section 146-300-101
Unit 3 Plans Section & Elevations 146-300-201B
Unit 3 Floor Plans 146-300-202
Unit 3 Rear & Side Elevations 146-300-301
Unit 3 and 4 Street Elevations 146-300-302B
Unit 3 Solent Road Elevation & Section 146-300-303B
Unit 4 Floor Plan 146-400-201
Unit 4 Plans Section & Elevations 146-400-202
Unit 4 Front Elevation & Section 146-400-301
Unit 4 Side & Rear Elevations 146-400-302
Phase 2 Units 3 and 4 - Landscaping Plan 146-300-100D

Our Ref: APP/13/00694

Other Important Information:

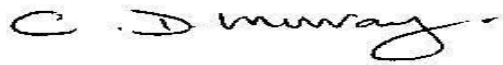
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(7) 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 consultations and amended plans were accepted

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

08 November 2013