



Havant
BOROUGH COUNCIL

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Mr A Rogers
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290-292 High Street
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RH4 1QT

For: Mr K Willis

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

Application Number: APP/14/00039

Site Address: Willowbrook, Bidbury Lane, Havant, PO9 3JG

Proposal: Installation of 1.7m high railings and gate along retained hedge to southern boundary.

Further to your application received on 14 January 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 development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The installation of the railings and gate hereby approved shall not be undertaken otherwise than in conjunction with the retention of the existing hedge along the southern boundary of the site to a minimum height of 1.7 metres and to a standard consistent with good arboricultural practice.
Reason: To accord with the terms of the application submitted, to ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Any ground excavation work involved in the installation of the railings shall be carried out only by hand, and any roots encountered over 25mm in diameter shall not be severed.
Reason: To ensure the hedge and adjacent tree are not adversely affected by the construction of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement received 14 January 2014
Location Plan and Block Plan Drwg.No 1071/50 received 14 January 2014
Photos of Southern Boundary Drwg No 1071/51 received 14 January 2014
Photo and plan showing proposed railings Drwg No 1071/52 received 14 January 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 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 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

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

Mr Chris Murray
Service Manager (Planning Development)

11 March 2014