

To:
Mrs G Blackman
95 Silvester Road
Waterlooville
Hants
PO8 8TR

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

Application Number: APP/11/00270

Site Address: 95 Silvester Road, Waterlooville, PO8 8TR

Proposal: Retention of decking at a height of 0.8m and erection of solid fencing along part of the shared boundary with No. 97 at the height of 2.5m.

Further to your application received on 15 March 2011 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 your application, as amended by plans received on 04 May 2011.
- (ii) The following conditions:

Conditions:

- 1 The replacement of the shared boundary fence with No. 97 Silvester Road, as shown on the amended plan received on 4 May 2011, shall be carried out within 2 months of the date of the Planning Permission. The replacement fence shall be permanently retained at that height at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

- 2 The replacement fence referred to in Condition 1 shall comprise a 2.5m close boarded fence, located along the boundary of No. 97 from a point level with the existing front wall of No. 95 and extending rearwards to a point 3.2m behind the rear wall of that dwelling.

Reason: In the interests of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
- P1 - Site Plan
 - P2 - Block Plan showing existing boundaries
 - P3 - Proposed fencing
 - P4 - Photograph of proposed fencing
 - P5 - Photograph of proposed fencing
 - P6 - Photograph of proposed fencing
 - P7 - Photograph of proposed fencing
 - P8 - Photograph of proposed fencing

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the neighbouring properties. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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.

for 

Julia Potter
Executive Head of Planning and Built
Environment

31 May 2011