

For Applicant:

Mr Carrell  
9 Harbourside, Havant, Hampshire, PO9  
1TJ

Mr Tim Palgrave  
Tall Timbers South Munstead Lane,  
Godalming, United Kingdom, GU8 4AG

---

**Householder planning permission**  
**Notification of Decision: Approve with Conditions**

---

**Application Number:** APP/25/00729

**Site Address:** 9 Harbourside, Havant, PO9 1TJ

**Proposal:** Proposed landscaping works, including garden walling and new gate.  
Replacement greenhouse. Relocation of existing shed.

Further to your application received on 16 September 2025 Havant Borough Council, as Local Planning Authority **Approve with Conditions** 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 | <p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p><b>Reason:</b> To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>                                                                                                                                                                |
| 2 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>EX_099 Rev A Location and Block Plan</p> <p>9HS-PL-GA-100 Rev 01 Site Location Plan – Existing</p> <p>9HS-PL-GA-101 Rev 01 Site Location Plan – Proposed</p> <p>9HS-PL-GA-102 Rev 01 Landscape General Arrangement</p> <p>9HS-PL-GA-103 Rev 02 Landscape General Arrangement Levels and Drainage</p> |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <p>9HS-PL-GA-104 Rev 01 Landscape General Arrangement Hard Landscape</p> <p>9HS-PL-GA-105 Rev 01 Landscape General Arrangement Soft Landscape</p> <p>9HS-PL-GA-106 Rev 01 Landscape General Arrangement Tree Layout</p> <p>P_100 Rev A Proposed Greenhouse</p> <p>Heritage Impact Assessment Dated July 2025</p> <p>Design and Access Statement Dated July 2025</p> <p>Flood Risk Assessment Dated July 2025</p> <p>Arboricultural Impact Appraisal and Method Statement Report reference number: AIA/AMS-KC/HARBOURSIDE/001 Dated April 2025</p> <p>TPP-KC/9HARBOURSIDE/001 Tree Protection Plan</p> <p>Ecology Note to inform proposed landscaping at 9 Harbourside Produced by Ecosupport Dated 5<sup>th</sup> September 2025</p> <p><b>Reason:</b> - To ensure provision of a satisfactory development.</p>                                                                                                                                                  |
| 3 | <p>Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate potential impact pathways affecting the adjacent Chichester &amp; Langstone Harbours Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI) and should include specific measures to avoid or lessen potential impacts, plus details of those responsible for implementing the measures.</p> <p><b>Reason:</b> To protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife &amp; Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> |
| 4 | <p>The development hereby permitted shall only be carried out in accordance with the Tree Protection plan submitted by Kevin Cloud – Technical Arboriculture <i>and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)</i>.</p> <p><b>Reason:</b> To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### Informatives:

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>In accordance with paragraphs 38-50 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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2 | <p>The applicant's attention is drawn to the consultation response provided by the Environment Agency, which recommends they sign up for flood warnings if they have not already done so.</p> <p>The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.</p> <p>Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.</p> <p>For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK .</p> <p>To get help during a flood, visit What to do before or during a flood - GOV.UK</p> <p>For advice on what do after a flood, visit What to do after a flood - GOV.UK.</p> |

### Other Important Information:

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <p>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.</p> |
| 2. | <p>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 <a href="http://www.planningportal.co.uk">www.planningportal.co.uk</a></p>                                                                                        |

|    |                                                                                                                                                                                                                                                                                                                                                                          |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                                                                                                                                                                                                                                                                          |
| 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. |

***Steve Weaver***

Steve Weaver

Development Manager

Havant Borough Council  
05 December 2025

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ  
ALONGSIDE YOUR NOTIFICATION OF DECISION**

**1: APPEAL INFORMATION**

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY  
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

**Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.**

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## **2: BUILDING CONTROL**

### **IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS**

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

## **3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS**

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

## **4: SOUTHERN GAS ADVISORY NOTE**

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.