

Kristina Burns
416 Purbrook Way, Havant, Hampshire, PO9
3SH

Mr Steve Walker
3 The Peak, Rowlands Castle, GB, PO9
6AH

Householder planning permission
Notification of Decision: Approve with Conditions

Application Number: APP/26/00590

Site Address: 416 Purbrook Way, Havant, PO9 3SH

Proposal: Single storey front porch and canopy

Further to your application received on 13 August 2026, 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	The development must be begun not later than three years beginning with the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable. 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.

3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> · Location and Site Plan – Drawing No. P0 – Submitted 23 September 2026 · Existing and Proposed Ground Floor Plan – Drawing No. P1 – Submitted 23 September 2026 · Existing and Proposed First Floor Plan – Drawing No. P2 – Submitted 23 September 2026 · Existing and Proposed Front and Rear Elevations – Drawing No. P3 – Submitted 23 September 2026 · Existing and Proposed Side Elevations – Drawing No. P4 – Submitted 23 September 2026 · Existing and Proposed 3D Views (1) – Drawing No. P5 – Submitted 23 September 2026 · Existing and Proposed 3D Views (2) – Drawing No. P6 – Submitted 23 September 2026 · Existing and Proposed 3D Views (3) – Drawing No. P7 – Submitted 23 September 2026 · Existing and Proposed 3D Views (4) – Drawing No. P8 – Submitted 23 September 2026 · Existing and Proposed Roof Plan – Drawing No. P9 – Submitted 23 September 2026 <p>Reason: - To ensure provision of a satisfactory development.</p>
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Informatives:

1	<p>In accordance with Policy DM3 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> <ul style="list-style-type: none"> • 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, <p>In this instance:</p> <ul style="list-style-type: none"> • Your application was acceptable following receipt of amended plans and no further assistance was required.
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2	<p>Scottish and Southern Electricity:</p> <p>Please see attached information specific to your enquiry: (Please note if the attachment size was too large to send via email, you can download your information from the link provided below)</p> <ol style="list-style-type: none"> 1. Plan. Extract from our mains record*. <u>Please print in colour</u> . For larger searches, do not rely on the 'overview' map for site works, use the details maps behind. 2. Letter. Including relevant safety information. 3. Other safety related information. <p>*Plans will not be sent if you receive a Mineral stop letter.</p> <p>The Plan is an extract from our mains records of the proposed work area enclosed for your guidance. This plan only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.</p> <p>The accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days.</p> <p>A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation. Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services " must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant.</p> <p>Damage to our pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.</p> <p><u>Diversions</u></p> <p>If you require any diversion costings, please visit the Dig Safely pages on sgn.co.uk for more information and email contact details.</p> <p>Officer Comment: Plan can be found upon our website under the application documents.</p>
3	<p>Portsmouth Water:</p> <p>Please see attached information specific to your enquiry:</p> <ol style="list-style-type: none"> 1. Plan (please print in colour): 2. Letter – Including relevant safety information. 3. Other safety related information. <p>If your proposed work site was found to be in the vicinity of our assets, a copy of the plan, covering letter and our general conditions are enclosed. You must ensure safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services". You must verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near assets.</p>

	<p>Damage to our pipes can be dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.</p> <p>Your scheme/reference is also on the PDF drawing attached.</p> <p>The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from http://get.adobe.com/reader</p> <p>If we can help further please contact us using the information below.</p> <p>Contact Us</p> <p>Emergency Number:</p> <p>In an emergency call 02392 449082, 24hrs a day</p> <p>Mapping Enquiries:</p> <p>If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:</p> <p>Telephone: 02392 449082</p> <p>Email: asset.enquiries@portsmouthwater.co.uk,</p> <p>General Enquiries:</p> <p>If you have a general enquiry, please call us on the following number</p> <p>All areas: 02392 449082</p> <p>LinesearchbeforeUdig:</p> <p>If you have an enquiry relating to the use of the LSBUD website, please contact LSBUD using the following information:</p> <p>Telephone: 0845 437 7365</p> <p>Email: enquiries@lsbud.co.uk</p> <p>Website: www.lsbud.co.uk</p> <p><u>For more information, visit our website</u></p> <p><u>www.PortsouthWater.co.uk</u></p> <p>Tel: 02392 449082</p> <p>Email: asset.enquiries@portsmouthwater.co.uk</p> <p>Officer Comment: Plan can be found upon our website under the application documents.</p>
4	<p>Southern Gas:</p> <p>Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal.</p> <p>However, should your proposal change please contact us immediately and we will re-assess. The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.</p> <ol style="list-style-type: none"> 1. No mechanical excavation is allowed within 3 metres either side of pipeline. 2. No plant or storage of equipment shall be made within any easement strip. 3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required. 4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7). 5. No thrust boring shall take place within 3 meters of the pipeline.

	<p>6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.</p> <p>7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high pressure gas pipelines can then be discussed.</p> <p>8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.</p> <p>9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.</p> <p>10. Intrusive construction methods will require an agreed method statement prior to work starting.</p> <p>11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.</p> <p>12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.</p> <p>Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.</p>
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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.co.uk
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.

Tim Guymer

Tim Guymer

Head of Planning and Growth

Havant Borough Council
08 October 2026

**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) 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

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.