

FAREHAM

BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015

Planning Decision Notice

Planning Application Reference: P/26/0898/FP

Decision Date: 18th September 2026

Fareham Borough Council, as the Local Planning Authority, hereby **PERMIT** the **Garden wall to be relocated out to the boundary line at 1 DOWNLAND CLOSE, LOCKS HEATH, SOUTHAMPTON, SO31 6WB as proposed by application P/26/0898/FP** subject to the following conditions:

1. The development shall begin before 18th September 2029.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
 - a) Site Plan - Boundary proposal
 - b) Garden Wall PlanREASON: To avoid any doubt over what has been permitted.

Notes to Accompany Planning Decision Notice

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General Notes for Your Information:

- The approved documents can be obtained by viewing the submitted application online at www.fareham.gov.uk/planning
- The Council worked positively and proactively with the applicant and their agent to address any issues which came up during the course of the application being considered
- Please contact the officer who handled this application Emma Marks on 01329 824756 or at emarks@fareham.gov.uk if:
 - You would like clarification about this notice
 - You would like to make changes to your permission
 - You are unhappy with this decision or the way it has been reached

Biodiversity Net Gain:

- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the 'biodiversity gain condition'.
- There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (for further information please visit <https://www.gov.uk/guidance/biodiversity-net-gain>).
- Based on the information available the local planning authority considers that the biodiversity gain condition does not apply to this permission because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Right of appeal:

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this permission is subject to.
- The Secretary of State may decide they will not consider an appeal if it seems to them that, due to statutory requirements, the local planning authority could not have granted permission without the conditions being imposed.

- Appeals must be made within 6 months of the date of this decision notice.
- 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.
- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
 - The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN;
 - Or submit online at The Planning Inspectorate website at
 - www.gov.uk/planning-inspectorate
- There is no third party right of appeal for neighbours or objectors.
- 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.

Purchase Notices:

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

What to do next:

- Please take note of the conditions this permission is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.
- This permission relates to town planning. You should also bear in mind the following matters:

Building Regulations consent

- Building Regulations legislation sets out technical standards required for the design and construction of buildings.

- For advice please contact The Building Control Partnership:
 - Telephone 01329 824 823
 - Email bcpartnership@fareham.gov.uk
 - Website www.buildingcontrolpartnershiphants.gov.uk

Consent for works in the vicinity of a public sewer

- A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
- For further information please contact Southern Water:
 - Telephone 0845 278 0845
 - Website www.southernwater.co.uk

Development impact on gas mains and services

- There are a number of risks created by building over/near gas mains and services. Before undertaking the works you can check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risks.
- If you have any concerns please contact Southern Gas Networks, Plant Protection Team on:
 - Telephone 0800 912 1722
 - Email plantlocation@sgn.co.uk
- Further information on safe digging practices in proximity to a gas pipeline can be found here:
 - Website <https://www.sgn.co.uk/help-and-advice/digging-safely>

Works affecting neighbours

- Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.
- For further information please see the following guidance:
 - Website www.gov.uk/party-wall-etc-act-1996-guidance.