

To:
Mr Hasnath
studioAH Architects
1 Roebuck Close
New Milton
BH25 6AJ

For: Mr Gulabakh

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/19/01237

Site Address: 2 Chalton Crescent, Havant, PO9 4PT

Proposal: Loft conversion with dormer to create self contained flat with external access via staircase to rear.

Further to your application received on 17 December 2019, which was valid from 20 December 2019 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed rear dormer with external spiral staircase and overhanging landing constitutes an over large and dominant form of development that would have a detrimental effect on the appearance of the host dwelling house and residential character of the area. By virtue of the siting adjacent a public footpath the proposal would be visually prominent and have an adverse effect on the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, emerging policy E1 of the Havant Borough Local Plan 2036, Pre-Submission Draft, and the National Planning Policy Framework.
- 2 The use of the proposed external spiral stairs and landing would be likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. The use of the spiral stairs and landing area would also result in additional noise and disturbance, harmful to the quiet enjoyment of neighbours amenity. The proposal is therefore contrary to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, emerging policies E1 and E22 of the Havant Borough Local Plan 2036, Pre-Submission Draft, and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Our Ref: APP/19/01237

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.gov.uk/pcs

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

14 February 2020