

To:
Mr and Mrs D Phelps
12 Dibden Close
Havant
PO9 4BB

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

Application Number: APP/19/00729
Site Address: 12 Dibden Close, Havant, PO9 4BB
Proposal: Erection of 3 bed end of terrace dwelling.

Further to your application received on 15 July 2019, which was valid from 09 August 2019, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed parking arrangements would result in the loss of at least two unallocated on-street spaces, which would increase competition for the limited car parking that is available, giving rise to an unacceptable inconvenience to the living conditions of neighbouring occupiers, with particularly regard to parking congestion, with the potential of leading to frustration and resentment within the community, against the occupiers of the development. As such the proposal would have a significant adverse impact on the amenity of the area and is contrary to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Council Parking Supplementary Planning Document 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.

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
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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
- (3) 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:
- 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,

In this instance:

- You sought and were provided with pre-application advice, furthermore you were updated following a site visit. In addition extensive discussions have taken place to find alternative parking provision within the area, however no scheme was subsequently found to be suitable

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

21 April 2020