

To:
Mr Eitel
Fiftypointeight Architecture + Interiors
Stocklund House
East Street
Chichester PO19 1JE

For: Mr Sturgess

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

Application Number: APP/19/01254

Site Address: 16 Selborne Avenue, Havant, PO9 4PX

Proposal: **Erection of 1No. 3bedroom detached dwelling.(Revised).**

Further to your application received on 23 December 2019, which was valid from 03 January 2020, 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 site falls within flood zone 3 and as more vulnerable development the proposal does not meet the sequential or exception tests as set out in the NPPF. As such it would represent unsustainable, inappropriate development in an area of high risk of flooding, contrary to adopted policy CS15 of the Havant Borough Core Strategy, 2011, emerging policy E19 of the Pre-Submission Havant Borough Local Plan 2036; and the National Planning Policy Framework.
- 2 The size and shape of the plot would not allow for development of a standard compatible with the existing surrounding development, and the proposed detached dwelling, by reason of its forward siting, raised floor levels, height and design, would be an incongruous feature to the detriment of the visual cohesion and harmony of the streetscene and uniform character of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD, 2011, the National Planning Policy Framework and emerging policy E1 of the Pre-Submission Havant Borough Local Plan 2036.
- 3 The proposed dwelling, by reason of its siting and orientation, would result in an excessive and overbearing building bulk adjacent to existing residential properties, causing overshadowing, overlooking and loss of privacy, detrimental to the visual outlook and amenities of the occupiers of adjacent properties. Additionally, the substandard garden size would not provide adequate amenity space for future occupiers. The proposal is therefore contrary to the Borough Design Guide SPD, 2011, adopted policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and emerging policy H1 of the Pre-Submission Havant Borough Local Plan 2036.

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- 4 In the absence of a suitable agreement to secure appropriate recreational mitigation measures, the development would be likely to have a significant effect on the Solent European Sites as specified in the Habitats Regulations Assessment that has been undertaken in relation to this planning application. The development would be likely to result in increased recreational pressures from future residents and as such, it is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) 2014, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E16 of the Pre-Submission Havant Borough Local Plan 2036 and The Conservation of Habitats and Species Regulations 2017 (as amended).

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 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 were updated about issues after the initial site visit,
- The application is considered unacceptable for the reasons set out in this Decision Notice.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

06 March 2020

