

To:
Mr Andrews
SDA Planning Ltd
19 Well Copse Close
Horndean
Waterlooville
PO8 0HB

For: Mr Edney

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

Application Number: APP/19/01235

Site Address: 35 Blackthorn Drive, Hayling Island, PO11 9PA

Proposal: Variation of Condition 7 of Planning Permission APP/18/01276 (Erection of 1No.1bed detached bungalow with associated parking and access. New parking layout for 35 Blackthorn Drive) to allow the development to be constructed in accordance with the schedule of materials submitted; and removal of Condition 10 of Planning Permission APP/18/01276 which relates to withdrawal of permitted development rights.

Further to your application received on 16 December 2019, which was valid from 24 December 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 Having regard to the limited size of the plot and its relation to adjoining development, the extension and alteration of the approved one bedroom dwelling under Permitted Development Rights could be detrimental to the amenities of neighbouring properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 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

Our Ref: APP/19/01235

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.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

14 February 2020