

To:
Mrs Webb
Southern Planning Practice
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

For: Mr Harris

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

Application Number: APP/19/00679

Site Address: 14 Eastoke Avenue, Hayling Island, PO11 9QW

Proposal: Demolition of existing bungalow and construction of 2No. two bed detached dwellings.

Further to your application received on 09 July 2019, which was valid from 23 July 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 site is situated within an area defined by the Environment Agency which is at serious risk of flooding and the proposal to add an additional dwelling would therefore be inappropriate due to the potential risk of loss of life. It is therefore contrary to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 Development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework.
- 3 Having regard to the size and shape of the plot and its relation to adjoining development, the proposed development would be detrimental to the quiet enjoyment on the amenities of 5 West Hays Road. 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 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

23 March 2020