

To:
Mr Flaherty
Daly International
St Johns House
Barrington Road
Altrincham
WA14 1JY

For: MBNL Limited

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

Application Number: APP/19/00697

Site Address: Silvester House, Silvester Road, Waterloooville

Proposal: Replacement of 5m high roof-top mast and 1No. transmission dish with upgraded 10m high mast supporting radio apparatus, installation of 8No. equipment cabinets, plus ancillary works.

Further to your application received on 10 July 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 By virtue of its excessive height and bulk in relation to existing built features, prominent location and the lack of effective screening of the site, the proposal would represent an incongruous feature in this locality and would thus have a detrimental impact on the amenities of the area. The proposal would therefore fail to respond to and respect its local context and use the characteristics of the locality to inform its design, and would thus fail to meet the criteria of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. For the same reasons the proposal would not be sympathetically designed and camouflaged and would thus fail to meet the criteria of 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
- (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,

Your application is considered unacceptable for the reasons set out in this Decision Notice.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

19 March 2020