

To:
Mr Wilson
Antrims Barn
St Peters Road
Hayling Island
PO11 0RT

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

Application Number: APP/19/00568

Site Address: Antrims Barn, St Peters Road, Hayling Island, PO11 0RT

Proposal: Construction of detached 3 bay garage with room above. (Resubmission).

Further to your application received on 29 May 2019, which was valid from 10 June 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 proposed development would adversely affect the character and appearance of the St Peter's Conservation Area by reason of its size and bulk and would fail to preserve or enhance it. The proposal is therefore contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations), the National Planning Policy Framework 2018 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The proposed development by reason of its size and build would adversely affect the character of the area and in particular would be detrimental to the setting of the adjacent building which is listed as being of special architectural or historic interest. It is therefore contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations), the National Planning Policy Framework 2018 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 2012.

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

02 September 2019