

To:
Mr Olafsson
Martin Ralph Architects
6-11 Unit 11a Dragoon House Hussar
Westside View
WATERLOOVILLE
PO7 7SF

For: Mr & Mrs Perkins

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

Application Number: APP/19/00625

Site Address: 62 Ferndale, Waterlooville, PO7 7PB

Proposal: First floor rear extension; alterations to external wall and roof finish;
replacement of existing windows; raised deck to the rear and front boundary fence.

Further to your application received on 19 June 2019, which was valid from 26 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 extension and alterations to the existing building would result in a building that would be harmful to the character and appearance of the area by reason of the proposed design and materials. The proposals would therefore conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework.
- 2 The proposed extension would, by reason of its height, mass, bulk and proximity to the boundary have an overbearing impact and result in a loss of light to No.64 Ferndale. The proposals would therefore conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 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 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/pes
- (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 at a site meeting after the initial site visit and subsequently revised proposals were discussed and agreed.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

11 October 2019