



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr A Hinton
Corinthian Architectural Design
Main Road
Fishbourne
Chichester
PO18 8BD

For: Callaghan - Powell

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

Application Number: APP/18/00858

Site Address: 8-10 Kings Road, Emsworth, PO10 7HN

Proposal: **Proposed refurbishment (including extensions and alterations) to No 10; proposed complete re-building of No. 8 (including extensions and alterations); revised application to include dormer to No. 10; enlargement of ground floor rear extensions to both properties; and increase in width of No.8.**

Further to your application received on 29 August 2018, which was valid from 12 October 2018 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 additional width in the rebuilding of Number 8 is considered to visually unbalance the otherwise strong visual cohesion of the terrace, to the detriment of the character and visual appearance of the street scene. Furthermore the proposed flat roofed rear dormer is considered to be visually incongruous and a bulky addition that would not blend well with the host dwelling or the terrace. As such the proposed development is considered a poor design solution that would have a harmful effect on the appearance of the building and character of the street scene and would therefore have an adverse effect on the visual amenities of the area. The proposal is therefore contrary to the Borough Design Guide SPD, 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 2 The proposed 4 bedroom dwelling at Number 10 would not be provided with adequate provision of on site car parking in accordance with the Local Planning Authority's adopted standards and would therefore encourage the parking of vehicles on the public highway. This could result in additional pressure to park to the detriment of neighbouring residential amenity. The proposal is therefore contrary to the adopted Parking SPD 2016 and policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

In coming to its decision the Council considered plans and other documents submitted with
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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) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

28 November 2018