



Havant
BOROUGH COUNCIL

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To:
Mr Tutton
Robert Tutton Town Planning Consultants Ltd
23 Romsey Avenue
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For: Mr Wilson

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

Application Number: APP/18/00593

Site Address: 1 Northney Cottages, Northney Road, Hayling Island

Proposal: **Erection of a pair of 3bed semi-detached houses on former garden of number 1 Northney Road with new access and parking. (Resubmission of APP/17/00304).**

Further to your application received on 07 June 2018, which was valid from 18 June 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 proposal represents the undesirable addition of two dwellings in a location outside the built up area for which there is no special justification. Furthermore the dwellings would be located in an unsustainable location where the occupiers of the dwellings would be likely to have an over reliance on the private car to access employment, education, retail, entertainment and health facilities. It is therefore contrary to policies CS17, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.
- 2 The dwellings and associated access, parking and turning would be sited to the west side of No 1 Northney Cottages removing an important visual gap between residential buildings and consolidating and extending linear development. This is considered to be harmful to the attractive semi-rural character of the area. The development would therefore conflict with policies CS11, CS16, CS17 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 Havant Borough Local Plan (Allocations) 2014, The Northney & Tye Village Design Statement and the National Planning Policy Framework 2018.
- 3 In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas and so is contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, DM24 of the Havant Borough Local Plan (Allocations) 2014 and the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework 2018.

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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
- (1) In accordance with paragraphs 32 to 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 the development was considered unacceptable in principle and in terms of the detailed impacts:

- You were updated about issues after the initial site visit.
- (2) 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)

13 August 2018