



Havant
BOROUGH COUNCIL

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To:
Mr Flint
Chris Flint Ass Ltd
2 Emerald Close
Waterlooville P07 8NZ

For: Mr Rex

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

Application Number: APP/17/01121

Site Address: Land to rear, 50 Silvester Road, Waterlooville, PO8 8TL

Proposal: Demolition of existing outbuildings and conservatory, construction of 1No. 3 bed detached bungalow with associated car port, revised drive and landscaping.

Further to your application received on 19 October 2017, which was valid from 07 February 2018, 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 The proposal would utilise a narrow access located within 1m of a habitable conservatory at No 48a and introduce parking and manoeuvring adjacent private garden areas. It is considered that the use of this drive and parking area with associated vehicle movements, and comings and goings would introduce noise and disturbance detrimental to the quiet residential amenity of the occupiers of both No 48a and 50 Silvester Road. The proposed landscape buffer may conflict with a Southern Water easement and not satisfactorily provide appropriate mitigation. The proposal is therefore considered to have an adverse effect on the amenity of occupiers of neighbouring properties, contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

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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 186 and 187 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit, however your application was not considered appropriate.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

29 March 2018