



Havant
BOROUGH COUNCIL

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To:
Mr C Flint
Chris Flint Associates Ltd
2 Emerald Close
Waterlooville PO7 8NZ

For: Mr Stone

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

Application Number: APP/17/01136

Site Address: Land adj. 1 Dockenfield Close, Havant, PO9 3ST

Proposal: Construction of 1No. 1bed dwelling with associated refuse and cycle storage, parking and landscaping.

Further to your application received on 23 October 2017, 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 due to the contrived design, restricted plot width and forward siting in Winchfield Crescent would be prominent in the streetscene and would conflict with the established pattern of development in the locality and as such would have an adverse impact on visual amenities. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposal fails to satisfy the minimum car parking requirements set out in the adopted Parking Standards and it has not been demonstrated that sufficient car parking would be provided on site to serve the proposed development in accordance with the Local Planning Authority's adopted standards. As such the proposed development could encourage the parking of vehicles on the public highway which could interrupt the free flow of traffic, detrimental to residential amenity and contrary to Policies the CS16, and DM13 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

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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

29 March 2018