



Havant
BOROUGH COUNCIL

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To:
Mr Mallen
Thorns-Young Ltd.
232 London Road
Hilsea
Portsmouth PO2 9JQ

For: Mr & Mrs Goulding

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

Application Number: APP/18/00374

Site Address: 71 Sandy Point Road, Hayling Island, PO11 9RR

Proposal: Detached garage to rear. (Revised application).

Further to your application received on 05 April 2018, which was valid from 18 April 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 proposed development would result in an excessive building bulk adjacent to existing residential properties, detrimental to the visual outlook and amenities of the occupiers of the neighbouring properties at 6 and 8 Haslemere Gardens. As such, the application is contrary to policy CS16 of the Core of this property. The proposal is therefore 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 secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

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(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.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

07 June 2018