



Havant
BOROUGH COUNCIL

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

For: Mr & Mrs Cooper

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

Application Number: APP/18/00589

Site Address: 89 London Road, Cowplain, Waterlooville, PO8 8XB

Proposal: Erection of self-contained annexe.

Further to your application received on 11 June 2018, which was valid from 18 June 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 annexe by reason of its substantial size and scale, separation from the main dwelling house, and internal room layout is considered tantamount to the creation of a separate unit of accommodation. Development of the site in the manner proposed would amount to an over-development in that it would result in a cramped and congested layout impacting the existing character and appearance of the area and conflicting with the spatial characteristics of the street scene. The close proximity to adjacent dwellings and curtilage boundaries result in a poor standard of living causing detrimental affect to the residential amenity of the future occupiers of the annexe. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2018.

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.

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(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 38 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 proposal is considered unacceptable:

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

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

13 August 2018