



Havant
BOROUGH COUNCIL

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To:
Mr Mallen
Thorns-Young Ltd.
232 London Road
Hilsea
Portsmouth
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For: Mr Hall
Cyme Developments

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

Application Number: APP/18/00002

Site Address: Site rear of Cranbrook Villa, Copse Lane, Hayling Island, PO11 0RJ

Proposal: **Erection of 2No. 2 two bed bungalows with vehicular access from Copse Lane.**

Further to your application received on 02 January 2018 (which was valid from 22 January 2018) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/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. It is therefore contrary to policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Statement 2012.
- 2 The proposed development would result in the provision of two new dwellings outside the built up area without special justification. They would be sited to the rear of Cranbrook Villa introducing backland type development contrary to the established pattern of linear development in the immediate area. This is considered to be harmful to the attractive semi-rural character of the area. 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. The development would therefore conflict with policies CS9, CS16, CS17, DM9, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the

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- 4 The proposal, without any detailed submission of ecological information in relation to the application means that the Local Planning Authority is not able to determine the ecological implications of this development. It is the applicants responsibility to provide this to the Local Planning Authority with sufficient information on ecological impacts in advance of determination. In accordance with Circular 06/05, an ecological assessment should not be left to condition. The proposal is therefore contrary to policies CS11 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
- (1) 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,
 - Your application was acceptable as submitted and no further assistance was required.
- (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.

- (3) The applicant is advised of the formal consultation from Southern Water on the Council's website which advises that the additional information is required to be submitted to the Local Planning Authority for approval regarding the measures which will be undertaken to protect the public sewers in order to protect drainage apparatus. The applicant is also advised that a formal application for connection to the public sewerage system is required in order to service this development. In light of an appeal please take note of these requirements and contact Southern Water for further information at Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- (4) Following the comments raised by Building Control in relation to public sewers and the Havant Fire and Rescue Service, you are advised to discuss matters further with the Building Control team who can be contacted on: 023 9244 6571
- (5) The applicant is advised of the formal consultation with the Arboricultural Officer in relation to the trees on the site and the mitigation measures outlined in the Tree Protection Plan. Arboricultural Impact Assessment and Arboricultural Method Statement by Johnston which advises that these procedures must be adhered to. In light of a potential appeal these considerations need to be taken into account and carried out in accordance with the submitted documents. To view the full comment please visit:
https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242580
- (6) The applicant is advised that in light of an appeal you would be required to prepare and submit a Written Scheme of Investigation (WSI) that sets out the methodology for an archaeological watching brief of the ground works associated with the construction of the two bungalows and the associated access road, so that any archaeological remains encountered are recognised, characterised and recorded. Provision should also be made for the public dissemination of any results and the WSI should satisfy the Local Planning Authority that the scheme is sustainable under the terms of NPPF. For further information please visit:
https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242580
- (7) The applicant is advised that in light of an appeal you would be required to prepare and submit an additional plan showing the sight lines of the access and exit onto the proposed site from Copse Lane. This would be to ensure that a correct assessment can be carried out in relation to highway safety. For a copy of the comments made by the Highways Engineer please visit:
https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242580

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

19 March 2018

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