



Havant
BOROUGH COUNCIL

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To:
Mr R Lilley
Lilley Architecture
232 Southwood Road
Hayling Island
PO11 9QQ

For: Mr O'Malley

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

Application Number: APP/17/01000

Site Address: 59 Sandy Point Road, Hayling Island, PO11 9RR

Proposal: **Erection of 1No. 5 bed detached dwelling (following demolition of existing).**

Further to your application received on 12 September 2017, which was valid from 25 September 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, by reason of its siting forward of No 61 Sandy Point Road and excessive depth, poor design and use of extensive crown top roof would result in a development with bulky flank elevations that would be overbearing and dominant, representing an incongruous feature within the streetscene as viewed from the east, adversely impacting the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD 2011 and the National Planning Policy Framework 2012.
- 2 The proposed development, by reason of its siting forward of No 61 Sandy Point Road and excessive depth, poor design and use of extensive crown top roof would result in a development with bulky flank elevations that would be overbearing and dominant being detrimental to the visual outlook and amenities of the occupiers of No 61 Sandy Point Road. Furthermore, by virtue of its orientation, first floor side window, the excessive height and length of the eastern side elevation would result in a loss of light, privacy and overshadowing to the property to the east, harmful to the amenities of No 61 Sandy Point Road. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD 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.

Our Ref: APP/17/01000

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
- (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 were updated about issues after the initial site visit, the plans amended slightly but the development still considered unacceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

15 November 2017