



Havant
BOROUGH COUNCIL

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To:
Mr Harding
BH Architecture Ltd
Heath Cottage Newlands Lane
Purbrook
Waterlooville PO7 5SQ

For: Mr & Mrs James

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

Application Number: APP/17/01334

Site Address: 141A Stakes Road, Waterlooville, PO7 5PL

Proposal: Proposed two storey rear extension with external alterations after demolition of existing sun lounge.

Further to your application received on 15 December 2017, 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 extension would by reason of its height, mass, bulk, changes in levels and proximity to the boundary have an overbearing and oppressive impact on the residential amenities of 141B Stakes Road. The outlook from habitable rooms, conservatory and the use of private amenity areas would in particular be harmed. The extension would also compromise light levels to the rear of No.141B which are already restricted by mature trees and changes in levels. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide Supplementary Planning Document 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

Our Ref: APP/17/01334

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,
- Your application is considered to have an unacceptable impact on neighbours residential amenities.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

16 March 2018