



Havant
BOROUGH COUNCIL

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To:
Mrs Beck
35 Ashwood Close
Worthing
BN11 2AF

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

Application Number: APP/18/00098

Site Address: 39 Belmont Grove, Havant, PO9 3PT

Proposal: Change of use from 6 bed House in Multiple Occupation (HMO) to 7 bed HMO.

Further to your application received on 25 January 2018, which was valid from 07 February 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. Development of the site in the manner proposed with only 3 on-site parking spaces would place additional pressure, especially at peak times such as weekends and evening, for the limited on-road parking, resulting in possible congestion and an adverse impact on the amenities of existing residents. 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 were updated about issues after the initial site visit

- (4) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

- (5) The owner or manager of this HMO must ensure that sufficient household waste storage and disposal facilities are provided on site. This is in accordance with Regulation 9 of The Management of Houses in Multiple Occupation (England) Regulations 2006.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

04 April 2018