



Havant
BOROUGH COUNCIL

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To:
Mr Dollamore
WHALEBACK
51 Summerhill Road
West Wittering
Chichester
PO20 8LX

For: Mr Webb-Jones

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

Application Number: APP/17/00829

Site Address: Land to the rear of 31 North Crescent, Hayling Island, PO11 9LR

Proposal: Erection of 1No. 1bed single storey dwelling for holiday let.

Further to your application received on 28 July 2017, which was valid from 07 August 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 Having regard to the size and shape of the plot, its relationship to adjoining properties and the proximity of mature trees, the proposed development would result in a cramped and contrived layout, detrimental to the visual amenities and character of the area, and upon the amenities of the future occupiers of the proposed dwelling. As such the proposal is contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.
- 2 The layout and siting of the proposed development would result in trees important in the local landscape and subject to a Tree Preservation Order being located such as to have an excessive and over-bearing impact on amenities otherwise enjoyed by occupiers of the development, thereby putting at undue risk the long term conservation of the trees. It is therefore contrary to policies CS11, CS16 and DM8 of the Havant Borough 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.

Our Ref: APP/17/00829

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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

02 October 2017