



Havant
BOROUGH COUNCIL

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To:
Mrs Clifford
129 Toronto Road
Portsmouth
PO2 7QD

For: Mr Blake

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

Application Number: APP/18/00366

Site Address: 24 Blackthorn Drive, Hayling Island, PO11 9PA

Proposal: **Erection of 1No. 1 bed bungalow in rear garden. (Resubmission of APP/18/00075).**

Further to your application received on 03 April 2018, which was valid from 04 April 2018 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 Development of the site in the manner proposed would amount to overdevelopment in that it would give rise to an unsatisfactory plot size and a cramped and congested layout that would conflict with the established pattern of development in the locality, which would not provide satisfactory living conditions for the occupants and would have an adverse effect on the amenities of occupiers of the adjoining property at 23 Blackthorn Drive. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2012.
- 2 The proposal, without the completion of the appropriate binding arrangements to secure the required contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development which, in accordance with approved Policy DM24 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA).

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/18/00366

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.
- (4) 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.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

25 May 2018