



Havant
BOROUGH COUNCIL

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To:
Mr Knight
Knight Architectural Design
7 Coldeast Way
Sarisbury Green
Southampton
SO31 7AT

For: Mr Smith

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

Application Number: APP/17/00811

Site Address: 8 Greywell Road, Havant, PO9 5AL

Proposal: New shop frontage to include UPVC window and door.

Further to your application received on 26 July 2017 which was valid from 04 August 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 domestic proportions and design of the proposed new façade would result in the loss of an active retail display window and would have a significant adverse impact on the vitality and visual amenity of this established District Centre frontage which would not respect the local context and characteristics of the area. As such, the development is contrary to National and Local Planning Policies for the area, in particular the National Planning Policy Framework 2012, Policies CS4 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM21 of the Havant Borough Local Plan (Allocations) 2014.

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

Our Ref: APP/17/00811

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:

- No pre-application advice was sought; your application was unacceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

20 September 2017