



Havant
BOROUGH COUNCIL

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To:
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For: Mr Osborn
Driftstone Developments Ltd

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

Application Number: APP/17/01274

Site Address: Land to rear of, 51-57 Frogmore Lane, Waterloooville, PO8 9QN

Proposal: 4No. detached bungalows with associated carports, parking and access and hobby workshop to no.55 Frogmore Lane.

Further to your application received on 29 November 2017 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission are:

- 1 The proposed development would result in a cramped form of development characterised to the front of the proposed dwellings by narrow gaps between dwellings, driveways, turning, parking and car ports. This would be harmful to the character and appearance of the development and result in a car dominated layout. Furthermore it has not been demonstrated to the satisfaction of the Local Planning Authority that the development would not result in harm to off site trees further impacting on the character and appearance of the area. The proposal is therefore considered to be contrary to policies CS11, CS16 and DM8 of the Havant Borough Local Plan 2011 Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 2 The proposed access located between Nos 55 and 57 Frogmore Lane would by reason of its proximity to the existing dwellings, and associated vehicular and pedestrian movements result in noise and disturbance to adjoining residents and an unacceptable impact on residential amenity. Furthermore the proposed dwellings would by reason of their siting, orientation and design be overlooked by properties fronting Yoells Crescent. This would result in a loss of privacy for future residents to rear rooms and private garden areas. The development is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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/17/01274

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/pes
- (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,
 - The development is considered unacceptable.
- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

29 March 2018