



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr Saunders
PDP Architecture llp
2 Beechworth Road
Havant
PO9 1AX

For: Mr West
Havant Housing Association

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

Application Number: APP/17/00773

Site Address: Land adj. 17 Lockerley Road, Havant, PO9 2HB

Proposal: Construction of 6No. 1-bed studio apartments on land adjacent to 17 Lockerley Road, Havant.

Further to your application received on 17 July 2017, which was valid from 21 July 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 proposal would, by reason of its design, height, mass, bulk and siting in such close proximity to the back edge of the highway and public area, result in the loss of the spacious setting of the existing building and be out of keeping with the immediate surrounding area. This would have an overbearing, dominant and oppressive effect, resulting in an intrusion into the streetscape that would be detrimental to the visual amenities and spatial characteristics of the immediate setting of the site. The proposal is therefore contrary to policy CS16 and DM7 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD 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.

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- (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) 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.
- (4) 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, discussions held but the detailed design considered inappropriate and not capable of support.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

13 October 2017