



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 A Dunks
Andrew R Dunks Ltd
Unit 1, Brambles Enterprise Centre
Waterberry Drive
Waterlooville
PO7 7TH

For: Mr & Mrs Pressley

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

Application Number: APP/17/00810

Site Address: 36 Stakes Road, Waterlooville, PO7 5LX

Proposal: Raise roof height, construction of 2No.side dormer and 5No. velux windows.
(Resubmission of APP/16/01109).

Further to your application received on 31 July 2017 (which was valid from 31 July 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 is/are:

- 1 The proposed dormers and roof alterations would by reason of their design, scale, height, mass and bulk be harmful to the character and visual amenities of the area detracting from the appearance of the host dwelling and appearing incongruous the streetscene in which it is located. The proposal therefore conflicts with the policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with Havant Borough Council Borough Design Guide Supplementary Planning Document 2011; the National Planning Policy Framework 2012 and Planning Practice Guidance Design 2014.
- 2 The proposed windows in the dormer and roof lights on the east and west roof elevation would cause direct overlooking of adjacent properties No's 34 and 38 Stakes Road which would be detrimental to the residential amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (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/17/00810

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
- (1) 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:

- Your application is considered to result in significant adverse impact and is unacceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

11 September 2017