



**Havant**  
**BOROUGH COUNCIL**

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To:  
Mr D P Manns  
D M Designs  
18 Frances Road  
Purbrook  
Waterlooville  
PO7 5HH

For: Mr R Ewins

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

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**Application Number:** APP/17/00992

**Site Address:** 8 Post Office Road, Waterlooville, PO7 5LS

**Proposal:** Two storey front and side extension including gable to hip roof and increase of ridge height.

Further to your application received on 11 September 2017 which was valid from 14 September 2017 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 is/are:

- 1 The proposed extension is considered to be overbearing and would result in an excessive building bulk adjacent to the neighbouring property at 25 Crofton Close, detrimental to the visual outlook and amenities of the occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.
- 2 A proposed extension of this scale would appear overbearing and incongruous in relation to the original property resulting in an adverse impact on the visual amenity of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011

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](http://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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

06 November 2017