



Havant
BOROUGH COUNCIL

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To:
Mr Pike
Pike Planning
2 St Helen's Close
Southsea
Portsmouth
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For: Mr Carvalho

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

Application Number: APP/17/00753

Site Address: 1 Maylands Road, Havant, PO9 3NP

Proposal: Outline application for construction of 5No. detached dwellings following demolition of existing dwelling.

Further to your application received on 11 July 2017 (which was valid from 24 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 development would have a harmful effect on the character and appearance of the surrounding area as it would introduce an inappropriately intensive form of development into an area that is defined by its spacious character. Furthermore when viewed alongside the adjoining dwellings on all sides of the site, and the setting of the roundabout to the south east, the proposed development would not integrate with, or respond positively to the character and appearance of the surrounding area in terms of layout or scale. As such the development would have a significant adverse impact on the appearance and character of the area and is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide Supplementary Planning Document 2011.
- 2 Having regard to the significant change in levels on and around the site, it is considered that insufficient information has been submitted with this application, in the form of fully detailed sectional and levels plans, to demonstrate that the development would not have a significant adverse impact on the amenities of the neighbouring properties of 1A Maylands Road and 2 Portsdown Hill Road by reason of loss of sunlight/daylight, overlooking or overbearing impact. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

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- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 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.
- (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) 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
- (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

18 September 2017