



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:
Bernard E Cole & Partner
8 Love lane
Romsey

For: Mr & Mrs Wilkinson

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

Application Number: APP/17/01217

Site Address: 48 Tournurbury Lane, Hayling Island, PO11 9DJ

Proposal: Single storey side and gabled roof extension to east elevation, enlarged front gable, and alterations to allow conversion of existing 3 bed detached dwelling to 2No. 2 bed semi-detached dwellings.

Further to your application received on 16 November 2017, which was valid from 29 November 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 By virtue of the proximity to the eastern boundary, the proposed gable end side extension would be overly bulky and dominant to users of the adjacent highway and would be detrimental to the visual appearance of the street scene and the spacious character and setting of the corner site. 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.

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

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(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:

- Your application was not acceptable as submitted but no further revisions considered appropriate and hence the application is refused as submitted.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

24 January 2018