



Havant
BOROUGH COUNCIL

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To:
Mr Wensley
Daniells Harrison Chartered Surveyors
The Old Manor House
Wickham Road
Fareham
PO16 7AR

For: Mr Varga

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

Application Number: APP/17/00711

Site Address: York Lodge, Stakes Hill Road, Waterlooville, PO7 5UB

Proposal: Application for non-material change to Planning Permission APP/16/00497 relating to reduction and re positioning of windows, lengthening rear extension from 5.2m to 6.3m, minor increase in ridge height and amended gable window style to rear elevation.

Further to your application received on 30 June 2017, which was valid from 05 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 proposed change, as an enlargement of the approved scheme, is considered to be a material change as the development would need to be reassessed in terms of the impact on the neighbouring properties and would, as a result, require consultation with relevant third parties.

To approve the change as a non-material amendment without such consultation would result in the criteria set out in Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 not being complied with.

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

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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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

02 August 2017