



**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](http://www.havant.gov.uk)

To:  
Mr McDermott  
Town Planning Experts  
58 Northern Road  
Cosham  
PO6 3DT

For: Mr Ward

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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/17/00067

**Site Address:** 2 West Street, Emsworth, PO10 7DY

**Proposal:** Demolition of existing single storey additions to rear; alterations to existing building to provide second floor accommodation to rear; construction of 2No. 3-bedroom townhouses to rear with three storey link to existing building; car parking to rear.

Further to your application received on 17 January 2017, which was valid from 01 February 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 are:

- 1 The proposed development would by reason of its height, mass, bulk and design have an unacceptable and intrusive impact on the existing building and on the character and setting of the Conservation Area. The development would therefore conflict with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations), Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring properties of 1D and 1E School Lane. In addition the proposed windows would result in unacceptable over looking and loss of privacy to neighbouring residents. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Partnership, 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.

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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](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 were updated about issues after the initial site visit, regarding concerns over the application, however, the proposal is considered unacceptable.
- (4) It is noted from the submitted floor plans for the existing buildings that the two units are shown. This does not accord with the previous layout approved under application APP/16/00093 and may require consent in its own right.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

29 March 2017