



Havant
BOROUGH COUNCIL

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To:
Mr Power
Thorns Young Ltd
232 London Road
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Portsmouth PO2 9JQ

For: Mr Stallard

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

Application Number: APP/16/01158

Site Address: 14 Park Lane, Bedhampton, Havant, PO9 3HH

Proposal: **Erection of 1No. 1 bedroom bungalow and detached single garage to rear of 14 Park Lane, Bedhampton.**

Further to your application received on 08 November 2016, which was valid from 11 November 2016, 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 bungalow to the rear of 14 Park Lane would introduce a form of development contrary to the established pattern of residential development in the locality. This would by reason of its backland siting, design and use be harmful to the character and appearance of the area. Furthermore the development in combination with the existing dwelling would result in the site appearing cramped and overdeveloped in contrast to the lower density existing character. The site would also be dominated by parking, drive and turning areas. Finally the development would appear to be likely to negatively impact the adjacent tree to the north in the garden of No16 Park Lane and no arboricultural impact assessment or mitigation has been provided. The tree is considered to add to the visual amenities of the immediate locality and on the basis of the information available its long term health and vitality is likely to be compromised. The development is therefore contrary to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 2 The proposed development would lead to an unacceptable level and quality of private amenity space for the retained and proposed dwellings. The limited garden areas would also be dominated by car parking, drives and turning areas. This would result in dwellings which have the potential to provide family accommodation being compromised unacceptably in terms of their residential amenities and providing unsuitable living environments for future occupants. The proposals are therefore contrary to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

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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. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development 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) 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.
- (4) 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,
- Your application was unacceptable as per the Council's pre-application advice.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

06 January 2017