



Havant
BOROUGH COUNCIL

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To:
Mr Cradock
PCA
Suite 11
Talbot House
Staple Gardens
Winchester
SO23 8SR

For: Mr A Chaplin

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

Application Number: APP/16/01231

Site Address: 7 Stakes Road, Waterloo, PO7 5LU

Proposal: First floor extension.

Further to your application received on 29 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 extension by virtue of its bulk and cantilevered design is not considered to sit comfortably with the host dwelling, which is a Building of Local Interest, and would appear excessively dominant in context with the existing streetscene. The proposal would therefore appear incongruous and out of keeping with this non designated heritage asset, which would harm the character, appearance and significance of this building of local interest and the street scene. The proposal is therefore contrary to Policies CS11 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposed development would result in an excessive building bulk adjacent to an existing residential property, which is considered to be detrimental to the visual outlook and amenities of the occupier of this property (No. 1 VanDiemans Road). 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.

Our Ref: APP/16/01231

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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

09 January 2017