Havant BOROUGH COUNCIL

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To:
Mr P Galloway
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For: Ms S Snowdon

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Refusal of Planning Permission

Application Number: APP/11/01006
Site Address: 3-4 The Mews, Langstone High Street, Havant, PO9 1SL
Proposal: Construction of new single storey extension to rear to provide boat shed/workshop.

Further to your application received on 06 May 2011, which was valid from 20 June 2011, 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 development would by reason of its siting, height and design result in the loss of an important gap between buildings and detract from the character and appearance of the existing historic Coach House. The proposal would therefore be harmful to the character and appearance of the Langstone Conservation Area and is therefore contrary to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 and 5.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

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 6573.

(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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

01 November 2011