Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr P Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Walkley

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00242
Site Address: 41 Hulbert Road, Havant, PO9 3TA
Proposal: Redevelopment to form 3No. dwellings.

Further to your application received on 07 June 2010, which was valid from 10 June 2010, 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 result in an excessive building bulk adjacent to a existing residential property, detrimental to the visual outlook and amenities of the neighbouring occupiers. It would also lead to additional noise and disturbance to neighbours by reason of the restricted plot sizes together with the impact of the lengthly vehicular access and manoeuvering area close to neighbouring boundaries. This would be contrary to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 3.

2 The development would substantially increase the built-up appearance of the site, including areas of surfaced parking and access in association with the new buildings, the frontage building would also lie well-forward of existing frontage development. This would be harmful to the character of the area and the streetscene of Hulbert Road, which is defined as a 'road with special character' in the Havant Borough District Wide Local Plan 1996-2011. The proposal is therefore contrary to saved policies HE15 and D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 3.

3 It has not been demonstrated that the proposed access would provide an acceptable means of access and egress from the site. The proposal therefore fails to comply with saved policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that the provision os made from new development towards improvements to the transport infrastructure. The proposal is therefore contrary to saved policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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.

Mrs J A Batchelor
Head of Development & Technical Services

04 August 2010