Havant
BOROUGH COUNCIL

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To:
O'Neill Architectural Services
16 Grosvenor Road
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For: Mr J Peedell

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

Application Number: APP/11/00113
Site Address: 224 Havant Road, Hayling Island, PO11 0LN
Proposal: Demolition of existing car port and construction of two storey side extension. Single storey rear extension incorporating roof lantern, extension to existing garage and addition of pitched roof to the existing garage.

Further to your application received on 02 February 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 side extension would result in an excessive building bulk adjacent to the neighbouring residential property No.222 Havant Road, detrimental to the visual outlook and amenities of the owner/occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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.

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(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.

Julia Potter
Executive Head of Planning and Built Environment

29 March 2011

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