



Havant
BOROUGH COUNCIL

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To:
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Town Planning Expert
The Sanderson Centre
15 Lees Lane
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For: Mr Greenhouse

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

Application Number: APP/15/01414

Site Address: Park Lodge, Hooks Lane, Havant, PO9 3DT

Proposal: Construction of two semi-detached houses.

Further to your application received on 22 December 2015, which was valid from 08 July 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 dwellings would due to their number, design and siting lead to a cramped form of development out of character with the established pattern of development which is dominated by sporting and recreational development. The proposal is therefore considered harmful to the character and appearance of the area and is contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.
- 2 The proposed development would result in an unacceptable amount and quality of outside amenity space for the future occupiers of the proposed dwellings. The northern garden areas would be dominated by the existing Grandstand to the west of the site which would have an overbearing impact on these gardens and reduce light in particular to unit 1. Furthermore the siting of the dwellings adjacent to the Grandstand and Rugby pitch is likely to lead to an unacceptable relationship between uses by reason of noise and activity further detracting from the residential amenities of future residents. The proposal is therefore contrary to Havant Borough Local Plan (Core Strategy) 2011 policy CS16 together with Havant Borough Local Plan (Allocations) 2014 policy DM18 together with the National Planning Policy Framework.
- 3 The proposed development would result in additional car parking provision within the curtilage of Park View which would be remote from the two proposed dwellings and would have a harmful impact on the residential amenities of the occupants of Park View by reason of additional noise and activity adjacent to that property unconnected to its occupation. The proposals would also appear to result in the need for physical alterations to Park View to accommodate the car parking which would further detract from existing amenities. The proposal also fails to provide adequate car parking to meet the Council's adopted minimum parking standards which is likely to result in

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remote parking to the harm of the amenities of future occupants. The proposal therefore conflicts with Havant Borough Local Plan (Core Strategy) policies CS16 and DM13, Havant Borough Council Parking SPD 2016, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 4 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.

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) 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 were updated about issues after the initial site visit,
 - Your application is considered to be unacceptable for the reasons set out above.
- (4) 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

02 September 2016