



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr D Treagus
Derek Treagus Associates
3 The Townhouse
20 Nelson Road
Southsea
Portsmouth
PO5 2AS

For: Mr M Aston

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

Application Number: APP/15/00722

Site Address: 14 The Mallards, Havant, PO9 1SS

Proposal: First floor extension over existing garage.

Further to your application received on 25 June 2015 (which was valid from 13 July 2015) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The proposed extension to this prominently sited building would by reason of its siting, height, mass, bulk and design be unduly dominant in the street scene particularly when viewed from the south and west and would be harmful to the existing character and appearance of this part of The Mallards estate. Furthermore the extension at two storey height to the front of the main dwelling would dominate the existing building detracting from the buildings existing design and form. The Mallards includes a number of dwellings with front garages of a similar design and it is considered that if this proposal were to be permitted it would set an undesirable precedent for further similar proposals which cumulatively would further harm the character and appearance of the estate. The proposal therefore conflicts with the policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 the Havant Borough Council Borough Design Guide Supplementary Planning Document 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.

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.

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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
- (1) 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:

- The proposed development is considered unacceptable and would need significant alteration to overcome concerns.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

07 September 2015