



Havant
BOROUGH COUNCIL

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To:
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John Pardey Architects
Beck Farm
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For: Mrs L Montague

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

Application Number: APP/15/01355

Site Address: Tamarisk, Ferry Road, Hayling Island, PO11 0DG

Proposal: Demolition of existing dwelling and construction of new dwelling with associated landscaping and improvements to sea-defences.

Further to your application received on 01 December 2015 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 result in excessive building bulk adjacent to an existing property, detrimental to the visual outlook and amenities of the occupiers of this property by reason of overbearing impact, loss of light to ground floor accommodation and loss of privacy to private amenity space. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 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.
- (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

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secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

(3) Advice to applicant:

The proposed development has been considered a replacement dwelling of a single residential property with another single residential property. The proposed development is located within flood zones 2 and 3. The proposed development raises finished floor levels from 3.01mAOD to 3.70mAOD and so, provides betterment with respect to flood risk mitigation. However, it must be noted that the predicted sea level for 2115 is 4.5mAOD. Therefore, over its lifetime the proposed development could experience flood depths of 1.77m. Safe refuge against the predicted 2115 sea level is available within the property, however, safe access and egress is unlikely. The applicant proposed use of flood warning procedures and an evacuation place but may wish to consider further flood resistance and resilience measures. Please be aware that the Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

(4) 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit

(5) 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

04 May 2016