



Havant
BOROUGH COUNCIL

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To:
Mr Oliver
The Town Planning Experts
Sanderson Centre
Lees Lane
Gosport
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For: Mr Hall

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

Application Number: APP/15/01286

Site Address: Land Rear of, 60 - 62 Hazleton Way, Waterloooville, PO8 9BT

Proposal: 3No. 1 bed flats and 1No. 2 bed flat to rear of 60-62 Hazleton Way,
Waterloooville.

Further to your application received on 12 November 2015 (which was valid from 17 March 2016) 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 proposal would by reason of its siting, design, mass and bulk result in an overbearing and unneighbourly form of development to the harm of the residential amenities of the adjacent flat at ground floor level and to the flats above 60-62 Hazleton Way. In addition, the proposed flats and their fenestration at first floor level would result in overlooking and loss of privacy to No's 6, 8 and 10 Eglantine Close. Finally the proposed flats are considered to provide an unacceptable level of amenity for future residents and would be negatively impacted by adjoining commercial uses including servicing and rear access. The ground floor flats in particular would lack suitable outlooks and be constrained by adjacent buildings, stairway, boundary fences and walls. At first floor level there would be windows facing each other across a narrow staircase resulting in a lack of privacy. The flats would also lack suitable external amenity space and readily usable cycle storage and suitable bin stores. The development would therefore conflict with planning policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and Havant Borough Residential Parking And Cycle Provision SPD 2010 together with the National Planning Policy Framework.
- 2 The proposal would result in a development partly dependent on an area of communal car parking to the rear of commercial and residential premises. It has not been demonstrated to the satisfaction of the Local Planning Authority that adequate and usable car parking can be provided to serve the development without conflicting with existing car parking requirements for the commercial and residential premises and their customers/visitors. The proposal is therefore considered to conflict with policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and

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- 3 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 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 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:

- You were updated about issues after the initial site visit and at a subsequent meeting where it was confirmed that the application was unacceptable.
- (2) 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

12 May 2016