

To:
Mr McDermott
Town Planning Expert
The Sanderson Centre
15 Lees Lane
Gosport
PO12 3UL

For: Mr Greenhouse

Ref No.: APP/15/01390

**Town and Country Planning Act 1990: Section 191 and 192 (as amended by
Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995
Article 24
REFUSAL TO GRANT CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, **REFUSES** to certify that on 17 December 2015 the developments described in the First Schedule to this certificate in respect of existing use of the building as 1No. 4 bed maisonette and 1No. studio flat and as shown edged in red on the submitted location plan would have been lawful within the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Evidence has not been provided to demonstrate that both the annex and maisonette have been operating as independent residential dwellings for the relevant 4 year period.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

10 February 2016

FIRST SCHEDULE:

The certificate related to the following development:

The existing use of the building as 1No 4 bed maisonette and 1No. studio flat, as shown on submitted drawings, Existing Location and Block Plans Drg No: E001, Floor Plan/Roof Plan Drg No: E004, Elevation Dwg No: E002 and photo views Drg No: E003 as described in the written particulars, plans and other documents submitted with your application.

SECOND SCHEDULE:

This decision relates to land at Park Lodge, Hooks Lane, Havant, PO9 3DT as shown in red on the submitted location plan identified as Existing Location and Block Plan Dwg No E001.

OTHER IMPORTANT INFORMATION:

- (1) Your attention is drawn to the attached information regarding your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision. See www.planningportal.gov.uk/pcs

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- (2) In view of this refusal by the Council to grant the certificate applied for, the use/development specified above on land specified above may be liable to formal enforcement action under Section 172 of the 1990 Act unless it has the benefit of a separate and valid 'planning permission' for it under the same Act.