



**Havant**  
**BOROUGH COUNCIL**

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To:  
Miss Barratt  
PWP Architects  
61 South Street  
Havant  
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For: Mrs Wrixon

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

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**Application Number:** APP/16/00252

**Site Address:** Land adjacent to 48 Station Road, Hayling Island, PO11 0EQ

**Proposal:** **Proposed 1No. 3 bed dwelling. (Resubmission).**

Further to your application received on 09 March 2016, which was valid from 16 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 excessive length of the building in close proximity to the shared boundary with No. 48 Station Road, would give rise to an overbearing impact on the occupiers of this property and it is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD 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 secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

Our Ref: APP/16/00252

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

11 May 2016