



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 Stantiall
Pario Consulting Limited
25 Barnes Wallis Road
Segensorth East
PO15 5TT

For: Mr Wall

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

Application Number: APP/16/00977

Site Address: 17 Sea View Road, Hayling Island, PO11 9PD

Proposal: **Proposed Annexe (Granny) to rear of property garden.**

Further to your application received on 21 September 2016, which was valid from 28 September 2016, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed annex by reason of its substantial size and scale, separation from the main dwelling house, and internal room layout is considered tantamount to a separate unit of accommodation. The position of the annex to the rear of the plot would constitute an undesirable form of backland development, an over intensive use of the site and would result in excessive building bulk adjacent to an existing residential property, having an adverse effect on the amenities of both the existing and future occupiers and conflicting with the character of the locality. The proposal is therefore contrary to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 2 Whilst the proposal has been submitted as a "granny annex", the proposed annex by reason of its substantial scale and size is considered to be tantamount to a separate dwelling and is therefore considered to be a windfall site situated within Flood Zone 2. The National Planning Policy Framework requires that the Local Planning Authority undertake a Sequential Test to steer development to areas with the lowest probability of flooding and it is considered that there are sequentially preferable sites within the Borough. Therefore, there is no overriding justification for the development of an additional dwelling within a Flood Zone 2 which would result in an unacceptable risk to life and property from tidal inundation. As such, the proposal would be contrary to the provisions of the National Planning Policy Framework and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

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.

Our Ref: APP/16/00977

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
- (3) 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,

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

23 November 2016