Havant BOROUGH COUNCIL

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To:
Mr Pickup
Pickup Town Planning
57 Sea View Road
Drayton
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PO6 1EW

For: Mr Tee

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Refusal of Planning Permission

Application Number: APP/11/00323
Site Address: 108 Lovedean Lane, Waterlooville, PO8 9SN
Proposal: Demolition of existing dwelling. Construction of 2No. 4 bed houses and new access to Lovedean Lane. (Revised application).

Further to your application received on 25 March 2011, which was valid from 28 March 2011, 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 development would result in an excessive building bulk adjacent to No. 110 Lovedean Lane, detrimental to the visual outlook and amenities of the occupier of this property. It is therefore contrary to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

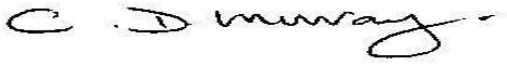
2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. The proposal is therefore contrary to Policy CS21 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

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 6573.

(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.



Mr Chris Murray
Service Manager (Planning Development)

09 March 2012