



Havant
BOROUGH COUNCIL

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To:
D J Green & Assoc
25 Worsley Road
Frimley
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For: Mrs Simmons

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

Application Number: APP/14/00974

Site Address: 3 Elm Grove, Hayling Island, PO11 9EA

Proposal: Creation of new building following demolition of timber workshop and garages and change of use from printers to MOT test centre and 1No. 2 bed dwelling.

Further to your application received on 22 September 2014, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed development would constitute an undesirable over-intensive use of site which would not provide satisfactory living conditions for the occupants of the proposed dwelling by virtue of potential noise, disturbance from the adjoining vehicular access, public car park and access to the attached MOT Centre. Furthermore, from the basis of information submitted, the Local Planning Authority is not satisfied that the proposed dwelling would not be adversely affected by noise and fumes from the attached MOT Centre. The proposal is therefore contrary to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM17 of the Havant Borough Local Plan (Allocations) July 2014 and the National Planning Policy Framework 2012.

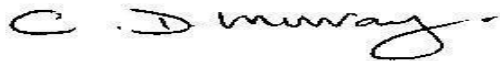
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.

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- (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) 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.
- (2) The applicant is advised that as the SDMP payment for £200.60 has been paid a reason for refusal has not been cited on the decision notice. If however, the applicant wishes for this payment to be repaid, then in the event of an appeal against this notice of refusal, the Local Planning Authority would wish to make representation regarding the need for the SDMP payment.



Mr Chris Murray
Service Manager (Planning Development)

17 November 2014