



Havant
BOROUGH COUNCIL

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To:
Mr McDermott
Town Planning Expert
The Sanderson Centre
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For: Mr Deng

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

Application Number: APP/15/00598

Site Address: 45A Portsdown Hill Road, Havant, PO9 3JU

Proposal: Demolition of existing house and construction of 1No. two-storey 4 bed detached dwelling and attached garage.

Further to your application received on 01 June 2015, which was valid from 11 June 2015, 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 by virtue of its design, scale, mass and proximity to the side boundaries, will have a significant detrimental impact on the neighbouring properties. The proposal is therefore contrary to policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The application lacks an assessment of the adjacent listed building, its setting and how the proposed development has been designed to preserve and take account of this. It therefore falls short of the requirement set out in the National Planning Policy Framework (NPPF), related guidance, policy CS11 of the adopted Havant Borough Core Strategy (2011) and Policy DM20 of the Allocations Plan 2014.
- 3 Notwithstanding the above, the proposed development by virtue of its design, scale, mass and proximity will have a significant detrimental impact on the neighbouring listed building (no.47). As such it is contrary to the National Planning Policy Framework (NPPF), Planning Practice Guidance (Conserving and enhancing the historic environment; Design), related Historic Environment Good Practice Advice and policy CS11 of the adopted Havant Borough Core Strategy (2011)

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- 4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on contributions towards ecology which seeks to ensure that the provision is made from new residential development towards the mitigation of the likely significant effect on the Special Protection Areas. It is therefore contrary to policies CS21 and DM24 of the Havant Borough Local Plan (Core Strategy) 2011, Allocations Plan 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.
- (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

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

06 August 2015