



Havant
BOROUGH COUNCIL

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To:
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For: Mr S Clark

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

Application Number: APP/14/00803

Site Address: 22 Haslemere Gardens, Hayling Island, PO11 9SD

Proposal: Side and rear extension, roof extension and conversion, and division of building and plot into two semi detached dwellings.

Further to your application received on 30 July 2014, which was valid from 19 September 2014, 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 combined scale and built form of the proposed development, which would occupy virtually the entire width of the plot with a large flat topped roof section, and amount of hardstanding proposed to the site frontages for parking would result in a discordant urbanising form of development that has insufficient regard to existing area characteristics or local context. The layout, design, width and form of the new development would therefore represent a dominating and visually incongruous form of development within the street scene of Haslemere Gardens out of keeping with the modest, well spaced detached dwellings within verdant plots.
The introduction of such a development would not only be visually incongruous and out of keeping but would also introduce an undesirable form of development, which if replicated would have wider implications to the prevailing character and appearance of the area.
The development is therefore considered to conflict with the requirements of the National Planning Policy Framework, with particular reference to Chapter 7, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 criteria 1(a), (b) and (c), and the guidance contained with the Havant Borough Design Guide SPD 2011.
- 2 The proposal development by reason of its combined height, built form and proximity to the shared boundaries with 20 and 24 Haslemere Gardens would create an unacceptable reduction in light levels to immediate neighbours 20 and 24 Haslemere Gardens. The proposal would also reduce outlook and have an overshadowing and overbearing effect from the front habitable windows and amenity spaces of these neighbouring dwellings. The development would therefore have an unacceptable impact on neighbour amenity and would therefore fail to accord with policy CS16 1(e) of the Havant Borough Local Plan (Core Strategy) 2011.

Our Ref: APP/14/00803

- 3 The site is a windfall site situated within Flood Zones 2 and 3 and the development proposed is classified by the Environment Agency as a More Vulnerable Use. 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. It is considered that there are sequentially preferable sites within the Borough and that the Local Planning Authority can demonstrate a 5 year housing supply. Therefore, there is no overriding justification for the development of an additional dwelling within Flood Zones 2 and 3 which would result in an unacceptable risk to life and property from tidal inundation. The development therefore conflicts with paragraph 103 of the National Planning Policy Framework, 2012, paragraph 30 of the National Planning Practice Guidance, the Technical Guidance to the National Planning Policy Framework, 2012 and the requirements of policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. In the absence of any mitigation provision to off set the impact of the new residential development the development would result in a cumulative impact to the Solent SPA. The development is therefore contrary to policy CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM24 of the Havant Borough Local Plan (Allocations) 2014.

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/pes

- (1) 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,
- Your application was unacceptable as submitted and no further assistance was required.

- (2) 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.



Julia Potter
Executive Head - Economy and Planning

17 April 2015