



Havant
BOROUGH COUNCIL

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To:
Mr J Jervis
9 Abbots Close
Waterlooville
PO7 5ET

For: Mr J Green

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

Application Number: APP/16/00344

Site Address: 12 Kingfisher Close, Hayling Island, PO11 9NS

Proposal: Single storey extension to rear and two storey side extension over existing garage.

Further to your application received on 04 April 2016, which was valid from 13 May 2016, 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 proposal would result in development at a 2-storey height across the whole width of the plot, resulting in a loss of space about the building and creating a terracing effect, to the detriment of the visual amenities and spatial characteristics of the streetscene. The proposal is therefore contrary to the Borough Design Guide SPD 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 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

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(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:

- Your application was un-acceptable as submitted and no minor amendment considered appropriate to make acceptable. Accordingly it was determined as submitted.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

24 June 2016