



Havant
BOROUGH COUNCIL

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To:
Mr Hinton
Corinthian Architectural Design
8 Davys Court
Main Road
Funtington
Chichester
PO18 9LG

For: Mr & Mrs Sell

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

Application Number: APP/15/00859

Site Address: 84 Westbourne Avenue, Emsworth, PO10 7QN

Proposal: Part single-storey, part two storey rear extension.

Further to your application received on 03 August 2015, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The proposed development would constitute an undesirable over-intensive use of the site, in that it would retain an insufficient degree of private garden space and would thus not provide satisfactory living conditions for the occupants. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.
- 2 The proposed development would result in an excessive building bulk adjacent to an existing residential property, resulting in a loss of light and an overbearing effect, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to 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.

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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) 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

28 September 2015