



Havant
BOROUGH COUNCIL

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To:
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29 Khartoum Road
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For: Mr Edney

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

Application Number: APP/14/01148

Site Address: Land to the rear of 35 Blackthorn Drive, Hayling Island, PO11 9PA

Proposal: **Erection of 1No. 1 bedroom detached bungalow with associated parking and access, and new parking arrangement for 35 Blackthorn Road.**

Further to your application received on 30 October 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 Development of the site in the manner proposed would amount to overdevelopment in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout that would conflict with the established pattern of development in the locality, and would give rise to overlooking and an overbearing impact from the existing two storey dwellings to the proposed single storey dwelling such as would have an adverse impact on the amenities of any future occupiers. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012, and Havant Borough Council Borough Design Guide: Supplementary Planning Document, 2011.
- 2 It has not been demonstrated that the siting and construction of the proposed access for the new dwelling would not result in the loss of a highway tree important in the local landscape. It has also not been demonstrated that the siting of the proposed bungalow would allow for the retention of the trees adjacent to the southern boundary of the plot, which provide an important buffer and screen. As such the proposal is contrary to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 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 measures of mitigation adopted by the LPA which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

Our Ref: APP/14/01148

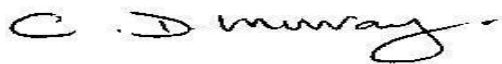
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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
- (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:

- You were updated about issues after the initial site visit.
- (4) 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.



Mr Chris Murray
Service Manager (Planning Development)

19 December 2014