



Havant
BOROUGH COUNCIL

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To:
Mr Miah
70 Hambledon Road
Waterlooville
PO7 6UP

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

Application Number: APP/13/01214

Site Address: 1A Milton Road, Waterlooville, PO7 6AB

Proposal: First floor and two storey rear extensions; alterations to roof including raised eaves levels to front and sides. Addition of front porch and demolition of garage to rear (Resubmission of APP/12/00866).

Further to your application received on 03 December 2013, 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:

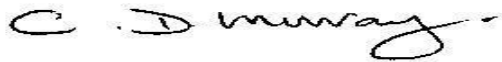
- 1 The proposed extension by reason of its height, depth and proximity to the neighbouring dwelling at No.1 Milton Road, which contains important windows to its side elevation, would be overbearing on the outlook of the occupiers of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.
- 2 The proposed extension, by reason of its size would result in a building of significantly greater mass and would retain little space around it. Even taking into account the proposed demolition of the existing garage, the proposal would reduce the size of the garden to an unacceptable level, both in terms of the small remaining area for family relaxation and in view of the increased feeling of being hemmed-in by the enlarged building. This would be inadequate for the amenities of future occupiers. It is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

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.

Our Ref: APP/13/01214

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 6573.
- (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.



Mr Chris Murray
Service Manager (Planning Development)

28 February 2014