



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr Douglas
Jeffrey Douglas Chartered Architect
60a Sinah Lane
Hayling Island
PO11 0HH

For: Principle Properties Ltd.

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

Application Number: APP/15/00718

Site Address: Land to rear of 17 Lovedean Lane, Waterloo, PO8 8HH

Proposal: Construction of 1No. 2 bed detached bungalow with vehicular and pedestrian access onto Gladys Avenue.

Further to your application received on 25 June 2015, 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 is/are:

- 1 The size and depth of the plot would not allow for development of a standard compatible with the existing surrounding development. As such the proposal would be an incongruous feature within the street scene and an overly dense form of development to the detriment of the visual amenities and character of the area and contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.
- 2 The proposed development by reason of its siting and mass, in such close proximity to No 15 Lovedean Lane, would be overbearing and result in an excessive building bulk adjacent to 15 Lovedean Lane, detrimental to the visual outlook, privacy and amenities of the occupier of that property. Furthermore the proximity of the development to No 17 Lovedean Lane would result in the loss of the previously spacious setting and outlook, to the detriment of the occupiers of that property. As such the proposal would be contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, the adopted Havant Borough Council Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework.
- 3 The proposed development would constitute an undesirable over-intensive use of the site which would not provide satisfactory amenity provision for future occupiers being a substandard contrived area and being overlooked by 15 and 13 Lovedean Lane. The use of this amenity space would also have an adverse effect on the amenities of occupiers of the adjacent property at 15 Lovedean Lane. As such the proposal would be contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, the adopted Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

Our Ref: APP/15/00718

- 4 The submitted details do not provide adequate provision for on site secure cycle storage in accordance with the Local Planning Authority's adopted standards. The provision of secure storage could add to the built form on the site to the detriment of the available amenity space for future occupiers. The proposal is therefore contrary to the adopted Residential Parking and Cycle Provision SPD, March 2010, Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The proposal, without the completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development which, in accordance with approved Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA).

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) 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.
- (4) 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 but no further assistance considered necessary.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

19 August 2015