



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 Sampson
Kalotec Limited
Cams Hall
Cams Hill
Fareham
PO16 8AB

For: Mr Burridge

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

Application Number: APP/15/00512
Site Address: 37 Brooklands Road, Havant, PO9 3NT
Proposal: Single storey rear extension.

Further to your application received on 11 May 2015, 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 rear extension, by reason of its height and depth, hard up to the shared boundary with 35 Brooklands Road, would result in the loss of light, overshadowing, overbearing effect and loss of outlook to the living space of 35 Brooklands Road. The unacceptable harm caused to neighbour amenity as a result of the development proposed would be in direct conflict with Policy CS16, Section 1(e) of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 5.43 and 5.44 of the Borough Design Guide SPD.

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

Our Ref: APP/15/00512

(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:

Your application was unacceptable as submitted and it was considered that no minor changes could be made to overcome the harm identified by officers in this instance.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

06 July 2015