



Havant
BOROUGH COUNCIL

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To:
Mr Oliver
The Town Planning Experts
Sanderson Centre
Lees Lane
Gosport
PO12 3UL

For: Mr Coles

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

Application Number: APP/16/00218

Site Address: 67 Bondfields Crescent, Havant, PO9 5ER

Proposal: Conversion of existing two storey extension into 1No. 2 bed dwelling.

Further to your application received on 01 March 2016, 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 proposal would provide insufficient and poor quality amenity space for the occupiers of the new dwelling, and would result in a cramped and congested layout of the site, to the detriment of the character and appearance of the application site and the character and amenities of the locality. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide Supplementary Planning Document 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.
- (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/pes

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(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:

The proposed development is considered unacceptable as it does not provide adequate private amenity space.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

26 April 2016