



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 Jason Bradwell
4 East Pallant
Havant
PO9 1EA

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

Application Number: APP/15/01276

Site Address: 4 East Pallant, Havant, PO9 1EA

Proposal: Variation of conditions 7 and 8 of Planning Permission 05/65703/005 to remove existing front wall and gate to create new entrance. Construction of new dividing boundary with brickwork and railings to match existing boundary to east.

Further to your application received on 13 November 2015 (which was valid from 19 November 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 proposed development would fail to protect and enhance the Conservation Area and would therefore adversely affect the character and appearance of the St Faiths Conservation Area by reason of its design including the loss of enclosure with resulting visual over dominance of parked cars. It is therefore contrary to policies CS11.4 and CS16.1(a) of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 126 and 131 of 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/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 advised during the course of the application that the division of the parking area as proposed would be a retrograde step in terms of the visual amenity of the Conservation Area and that the Officer recommendation would be to refuse the scheme.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

14 January 2016