



Havant
BOROUGH COUNCIL

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To:
Mr Minost
Roger Minost - Architect
Chates Studio
Stonepit Lane
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For: Mr & Mrs Fields

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

Application Number: APP/15/00412

Site Address: 2 and 2A Eastoke Avenue, Hayling Island, PO11 9QW

Proposal: First floor extensions, increase in roof height, extension to garage at No. 2A, replacement garage for conservatory at No. 2 with terrace above, new entrance and new vehicular access to Southwood Road (revised application).

Further to your application received on 16 April 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 are:

- 1 The proposed development would be contrary to policy CS16 (c) of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 for the following reasons:
 - (a) The proposed development by reason of its plot coverage, size and scale would result in a cramped and over- intensive development that would be out of keeping with, and detrimental to, the character and visual amenities of the area;
 - (b) The proposed development by reason of the inclusion of multiple roof elements of varying designs and heights together with the manner in which the materials are utilised would result in an incongruous building in a prominent location within the street scene to the detriment of the visual amenities and character of the immediate area; and
 - (c) The proposed development would constitute an undesirable over-intensive use of the site which would provide unsatisfactory living conditions, by reason of inadequate amenity space, for unit 2A.
- 2 The proposed development would be contrary to policy CS16 (e) of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 in that the development would by reason of increased height and depth to the northern side of the property, together with the fenestration proposed, result in an overpowering presence and overlooking of the occupiers of the adjacent residential property to the detriment of their amenities.

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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 documents and plans that constituted the application were:
Application form
Copy of decision ttttttPAP/15/00010
Design Statement together with photos 01 - 10 and shadow diagrams
Plan of storey numbers
1:1250 location plan
Proposed site plan 372pa00 rev A 26.8.2014
Proposed first floor 372pa02
Proposed roof plan 372pa03
Proposed north & west elevations 372pa04
Proposed east & south elevations 372pa05
Proposed site plan 372pa10
Proposed street elevations 372pa11
Existing ground floor 372su01
Existing first floor 372su02
Existing north & west elevations 372su03
Existing east & south elevations 372su04
- (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:
 - You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
11 June 2015

