



Havant
BOROUGH COUNCIL

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To:
Mr D Treagus
Derek Treagus Associates
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For: Mr D Martin

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

Application Number: APP/15/00920

Site Address: 50 Westbrook Grove, Waterloooville, PO7 5HX

Proposal: Rear first floor extension.

Further to your application received on 24 August 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 first floor rear extension fails to pay due regard to its relationship with the host dwelling. The resultant two storey extension would sit prominently within the terrace and would represent a discordant and incongruous feature in respect of its overall scale and design. It is contended that the extension would therefore be detrimental to the character and appearance of the dwelling and the prevailing character and built form of the surrounding area and terrace of houses. The development is therefore contrary to policy CS16, section 1 (c) of the Havant Borough Local Plan (Core Strategy), the Borough Design Guide SPD 2011 and Chapter 7 of the NPPF; in particular paragraphs 56, 59 and 64.
- 2 The first floor rear extension by reason of its combined height, depth and proximity to the shared boundary with 52 Westbrook Grove would create an unacceptable reduction in light levels to both this adjoining neighbour and bedroom two of the host dwelling. 52 Westbrook Grove would be further compounded by its positioning to the north of the site. The proposal would also reduce outlook and have an overshadowing and overbearing effect to this neighbour. The development would therefore be contrary to policy CS16 1(e) of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide SPD 2011 paragraphs 5.43 and 5.44.

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.

Our Ref: APP/15/00920

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
- (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:

- You were updated about issues after the initial site visit,
- Your application was unacceptable as submitted and it was not considered that any changes could be made to overcome the planning harm identified.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

16 October 2015