



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 Dunks
Unit 1 Brambles Enterprise Centre
Waterberry Drive
Waterlooville
PO7 7TH

For: Mr Holton

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

Application Number: APP/15/00360

Site Address: 5A Mill Lane, Langstone, Havant, PO9 1RX

Proposal: Single extension to west elevation (amendment to previous approval for two storey extension APP/13/00493) and two storey extension to east (front) elevation.

Removal of 1No Walnut (T3), subject to TPO 1284.

Further to your application received on 31 March 2015, which was valid from 17 June 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 Walnut tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality [a more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery]. The proposal is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposed extension, by reason of its height, depth and proximity to the Hayling Billy Trail, is considered to unacceptably harm the character of the Mill Lane (Langstone) Conservation Area. As such the proposed extension is considered to be contrary to policies CS11 and CS16 (1a) of the Havant Borough Core Strategy (2011), policy DM20 of the Havant Allocations Plan 2014 and national guidance contained in 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.

Our Ref: APP/15/00360

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

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

12 August 2015