



Havant
BOROUGH COUNCIL

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To:
Mr M Critchley
Martin Critchley Consultants Ltd
7 North Street
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For: Mr J Tate

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Refusal of Planning Permission**

Application Number: APP/14/01166

Site Address: 16 Latchmore Forest Grove, Waterloooville, PO8 8XG

Proposal: Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access.

Further to your application received on 06 November 2014 which was valid from 12 November 2014 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 proposal owing to the cramped nature of the site and proximity of proposed development to the boundaries would result in a detrimental impact on the quiet enjoyment of the properties surrounding the site, and in particular those at 14B and 16 Latchmore Forest Grove by virtue of the close proximity of the access and resultant vehicular and pedestrian activity would be adversely impacted. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The development proposed is considered to provide an unsatisfactory layout with a poorly located access drive and extensive hardsurfacing onto Latchmore Forest Grove to the detriment of the amenities of the site and the character of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Borough Design Guide and the National Planning Policy Framework 2012.
- 3 The proposal would provide inadequate separation between existing and proposed windows resulting in loss of privacy to the existing dwellings in Latchmore Forest Grove. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, The Havant Borough Design Guide and the National Planning Policy Framework 2012.
- 4 The proposal, without the completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development which, in accordance with approved Policy DM24 of the Local Plan seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA).

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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) 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,



Mr Chris Murray
Service Manager (Planning Development)

07 January 2015