



Havant
BOROUGH COUNCIL

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To:
Mr Bramble-Stewart
GBS Designs
6 Shillinglee
Purbook
Waterlooville
PO7 5RW

For: Mr Trevithick

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

Application Number: APP/15/00939

Site Address: 33 Hollybank Lane, Emsworth, PO10 7UE

Proposal: Timber Double Garage.

Further to your application received on 24 August 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 double garage would by reason of its prominent forward siting, size, height mass and bulk have a intrusive appearance in the streetscene to the harm of the character and visual amenities of this attractive residential area. Furthermore the building would be sited close to trees that are subject to a tree preservation order. The application fails to include information in relation to the proposals arboricultural impact and possible mitigation methods. On the basis of the information available to the Local Planning Authority it has not been demonstrated that the development can take place without harm to protected trees which are important to the character and appearance of Hollybank Lane. The proposal therefore conflicts with policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 paragraph 5.21 and 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.

Our Ref: APP/15/00939

- (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:

- The application is considered unacceptable due to its impact on the streetscene. Furthermore the impact on trees subject to a Tree Preservation Order have not been adequately assessed in the application. These issues have been raised with the applicant prior to the determination of this planning application.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

19 October 2015