



Havant
BOROUGH COUNCIL

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To:
Mr S Barlow
The Stephen Barlow Partnership
81 Manor Road
Kingston
Portsmouth PO1 5LB

For: Mr & Mrs Smith

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

Application Number: APP/15/00479

Site Address: 13 Frogmore Lane, Waterlooville, PO8 9QN

Proposal: Application for non-material change to Planning Permission APP/14/00942 relating to increase in footprint of ground floor dining/kitchen area (rear side area of single storey extension) and add a hipped roof over.

Further to your application received on 30 April 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 change, as an enlargement of the approved scheme on a previously sensitive boundary, is considered to be a material change as the development would need to be reassessed in terms of the impact on the neighbouring properties and would, as a result, require consultation with relevant third parties.

To approve the change as a non-material amendment without such consultation would result in the criteria set out in Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 not being complied with.

Should you wish to pursue the changes proposed, a revised planning application will need to be submitted.

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.

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- (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 were updated about issues after the initial site visit,
- Your application was unacceptable as submitted and contact with you failed to discuss withdrawal.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

28 May 2015