



Havant
BOROUGH COUNCIL

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To:
Mr Pike
Pike Planning
2 St Helen's Close
Southsea
Portsmouth
PO4 0NN

For: Mr Kennedy

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

Application Number: APP/13/00854

Site Address: 2A Emsworth Road, Havant, PO9 2SR

Proposal: Conversion and extension of existing garage to create 1No. one bed bungalow.

Further to your application received on 29 August 2013, which was valid from 04 September 2013, 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 development by reason of its appearance, layout and form results in a cramped and contrived form of development which is at odds with the established and spacious development pattern of the area which would significantly and adversely affect the character of the locality. It would result in a less spacious quality compared to the existing dwelling and gardens of No.2A and other dwellings in the vicinity that currently contribute to the character and appearance of the adjacent Lymbourn Road Conservation Area. The development is therefore contrary to the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Local Plan (Allocations) Publication and National Planning Policy Framework, March 2012.

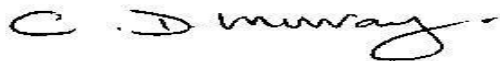
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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 6573.

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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:
- Your application was not considered acceptable as submitted and as such not further assistance could be given.
- (4) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.



Mr Chris Murray
Service Manager (Planning Development)

30 October 2013