



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mr P Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mr Spurway

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

Application Number: APP/14/00907

Site Address: 174 Middle Park Way, Havant, PO9 4DE

Proposal: Two storey side extension to form new 2 bed end of terrace house.

Further to your application received on 08 September 2014, which was valid from 09 September 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 would provide insufficient and poor quality amenity space for the occupiers of the new dwelling, and would result in a cramped and congested layout of the site, to the detriment of the character and appearance of the application site. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD 2011 and the National Planning Policy Framework 2012.
- 2 On the basis of the information available, the proposal would provide two parking spaces for the existing and proposed dwellings. By comparison the requirement of the Council's Supplementary Planning Document (SPD) 'Residential Parking and Cycle Provision' adopted in March 2010, is for a total of four spaces for two dwellings (the proposed and existing dwellings). Whilst it is acknowledged that the existing house has only one space and that the proposed shortfall is unlikely to cause severe harm in respect of highway safety, the Authority is concerned that the increased shortfall would increase pressure on existing on-street parking space and cause added inconvenience to residents of the existing house and/or proposed and neighbouring residents. Furthermore, if the proposal were amended to introduce tandem parking spaces, this would be likely to cause noise and disturbance to neighbouring residents and would be a contrived and inconvenient parking arrangement. The proposal is therefore contrary to policies DM13 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the aforementioned SPD and the National Planning Policy Framework 2012.

- 3 In the absence of binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, the proposal would not ensure that provision is made for mitigation of significant effects of development upon nearby designated area for nature conservation: Special Protection Area (SPA). The proposal is therefore contrary to the policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM24 of the Havant Borough Local Plan (Allocations) (2014) and the National Planning Policy Framework 2012.

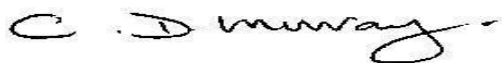
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.
- (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) 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.
- (4) 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:

Unfortunately this proposal has not been found to be acceptable but the reasons for this refusal have been discussed and any amendments which might be made, although in the opinion of officers, it is unlikely that amendments could overcome the first and second reasons for this decision.



Mr Chris Murray
Service Manager (Planning Development)

04 November 2014