



Havant
BOROUGH COUNCIL

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To:
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3 The Townhouse
20 Nelson Road
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For: Mr L Bolt

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

Application Number: APP/13/00428

Site Address: 21 Forest End, Waterloo, PO7 7AB

Proposal: First floor rear extension.

Further to your application received on 07 May 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 first floor extension, by virtue of its position, design, appearance, scale and massing is considered to be significantly out of keeping with, and detrimental to, the design and appearance of the existing dwelling house and as such would adversely affect the amenity of the locality. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document, 2011 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 6573.
- (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.

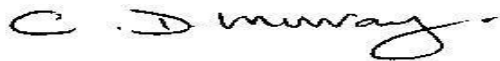
Our Ref: APP/13/00428

(3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner by;

- Offering a pre-application advice service
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions

In this instance:

- The opportunity existed for the applicant to seek pre-application advice,
- The application was unacceptable as submitted and the nature of amendments required to make the development acceptable would necessitate a further planning application, rather than an amendment to the existing proposal



Mr Chris Murray
Service Manager (Planning Development)

02 July 2013