



Havant
BOROUGH COUNCIL

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To:
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D M Designs
18 Frances Road
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PO7 5HH

For: Mr K Winszewski

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

Application Number: APP/15/00385

Site Address: 26 Douglas Gardens, Havant, PO9 5TG

Proposal: Two storey side extension and porch to front elevation

Further to your application received on 08 April 2015, which was valid from 08 May 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 proximity of the two storey extension to the Horse Chestnut tree to the east, protected by a Tree Preservation Order, is such that the development would encroach within the Root Protection Area of the tree and the trees canopy. As such the proposal would result in the pressure to prune this tree to the western aspect to an unacceptable and harmful degree in order to maintain a reasonable gap between foliage and the extension. The result would be the loss of or the significant reduction of the Horse Chestnut trees public amenity value. The development would therefore conflict with policy CS16 section 1 (a) and (b) and policy DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework and Planning Practice Guidance.

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

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

21 July 2015