



Havant
BOROUGH COUNCIL

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To:
Ms Beck
F10 Thurlow Mansions
29 Clarence Parade
Southsea PO5 2ET

For: Mr Ozdemir

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

Application Number: APP/14/00745

Site Address: 85 Geoffrey Avenue, Waterloo, PO7 5BH

Proposal: Side extension and roof alterations to front, side and rear to allow extended first floor living accommodation, incorporating rear balcony.

Further to your application received on 15 July 2014, which was valid from 25 July 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 proposed side roof extension, combined with the proposed wrap-around flat roofed dormer and roof terrace, are considered overly large and dominant, detrimental to the character of the existing property, and unbalancing the pair of semi-detached properties to which 85 Geoffrey Avenue belongs. The development would therefore be detrimental to the character of the street scene and local area, and contrary to the design guidance set out in the National Planning Policy Framework 2012, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the Havant Borough Design Guide Supplementary Planning Document 2011.
- 2 The proposed rear balcony by reason of its size and location would result in an unacceptable loss of privacy through overlooking to the rear garden of number 83 Geoffrey Avenue, thereby harming the residential amenities of that property. The development would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 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:

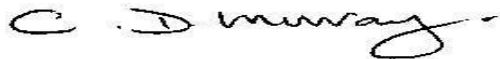
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 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 did not seek any pre-application advice,
- Your application was unacceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

19 September 2014