



Havant
BOROUGH COUNCIL

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To:
Mr Davison
iDraw Limited
51 Catherington Lane
Horndean
Waterlooville PO10 7AD

For: Mr & Mrs Mpario

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

Application Number: APP/14/00554

Site Address: 8 Oaklands Grove, Waterlooville, PO8 8PS

Proposal: New dormer windows to South West and North East Elevations to create an additional bedroom.

Further to your application received on 27 May 2014, which was valid from 28 May 2014, 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 dormers, by reason of their size, number and prominence would have a detrimental effect on the appearance of the building and character of the streetscene. Due to their bulk and the use of clear glass in one instance, they would also appear overbearing at the neighbouring properties, reducing the degree of neighbouring privacy. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the Havant Borough Design Guide 2011.

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.

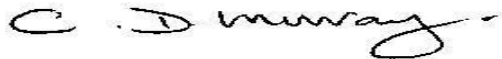
Our Ref: APP/14/00554

(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:

- Unfortunately your application was not able to be supported, but you may wish to discuss any further proposals with officers, using the council's pre-application service.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

23 July 2014