



Havant
BOROUGH COUNCIL

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To:
Mr B Bramble-Stewart
6 Shillinglee
Waterlooville
PO7 5RW

For: Mrs S Lewis

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

Application Number: APP/14/00299

Site Address: 22 Bedford Close, Havant, PO9 2TP

Proposal: Two storey side extension and single storey rear extension with loft conversion with rear dormer and new porch.

Further to your application received on 20 March 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 development by reason of its height, width and proximity to the shared boundary with 23 Bedford Close would result in the semi-detached dwelling appearing unbalanced with the erosion of space to the site. The result would be a development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of Bedford Close. Further the proposal could lead to an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Bedford Close which would significantly alter its prevailing character and appearance. The development therefore conflicts with the principles and requirements of 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.

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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.

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

Mr Chris Murray
Service Manager (Planning Development)

14 May 2014