



Havant
BOROUGH COUNCIL

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To:
Mr Weymes
Les Weymes Planning Consultancy Ltd
18 Limberline Spur
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PO3 5HJ

For: J A Norris Property Developments Ltd

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

Application Number: APP/14/00823

Site Address: 109 London Road, Cowplain, Waterlooville, PO8 8XJ

Proposal: Rear extension to provide extended first floor and creation of 2No. flats, 1No. 1 bed and 1No. 2 bed, with car parking below and associated refuse and cycle store facilities.

Further to your application received on 07 August 2014, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The proposed development by virtue of its layout, size and form, results in a cramped and overbearing form of development which is out of keeping with the established development pattern of the locality and would have an adverse impact on the visual amenities of the area contrary to the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 2 The proposed development owing to its proximity and raised level would result in an unacceptably overbearing impact and loss of privacy to the adjacent bungalow, the access driveway to the north and neighbouring gardens to the detriment of residential amenity and appearance of the area and the proposal is therefore contrary to Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 The proposal, without the completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development which, in accordance with approved Policy DM24 of the Local Plan seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA). It is therefore contrary to policy DM24 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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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.
- (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 were updated about issues after the initial site visit,



Mr Chris Murray
Service Manager (Planning Development)

17 November 2014