



**Havant**  
**BOROUGH COUNCIL**

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To:  
Mr M Moyse  
Martin Moyse MRICS  
12 St Catherines Way  
Downend  
Fareham PO16 8RL

For: Mr A Kimber & Ms G Wood

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

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**Application Number:** APP/14/00991

**Site Address:** 7 Luard Court, Havant, PO9 2TN

**Proposal:** Part two storey, part single storey side extension following removal of existing single detached garage.

Further to your application received on 25 September 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 neighbouring dwelling 6 Luard Court would result in the enclosing of the gap between the two dwellings to the detriment of the spacious character of the street scene. The loss of space and openness between the dwellings would be to the detriment of the visual amenity and spacious character of Luard Court. 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 particular paragraph 64.

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](http://www.planningportal.gov.uk/pcs)

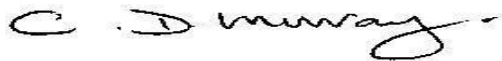
Our Ref: APP/14/00991

(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 sought and were provided with pre-application advice,
- Your application was unacceptable as submitted and no further assistance was required.

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

Mr Chris Murray  
Service Manager (Planning Development)

20 November 2014