



Havant
BOROUGH COUNCIL

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To:
Architectural Designs
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For: Mr P Crisp

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

Application Number: APP/14/00409

Site Address: 86 Stakes Hill Road, Waterloo, PO7 7LE

Proposal: First floor rear extension and dormers to both side elevations.

Further to your application received on 16 April 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 It is considered that the proposed rear roof extension with side dormers would, by reason of its bulk, design and proximity to adjacent properties, be overbearing and harm the visual outlook from the adjacent dwellings (No/s 84 and 88 Stakes Hill Road), to the detriment of the amenities of the occupiers of these properties. Furthermore, by virtue of its mass and bulk and proximity to No. 84 Stakes Hill Road, which has habitable windows in the side elevation facing the site, the proposed rear extension would cause a loss of daylight to these windows. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012 and the guidance contained within the Havant Borough Council Borough Design Guide Supplementary Planning Document 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.

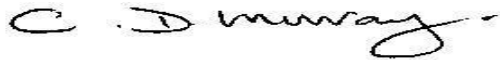
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(3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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:

- Given the site's planning history and appeal at No/s 84 adjacent for a similar proposal, the proposed roof extensions were unacceptable as submitted and no further assistance was considered appropriate. However, you should note that the proposed dormers in themselves constitute 'permitted development' under Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended, and could be implemented in isolation of the remainder of the proposal.



Mr Chris Murray
Service Manager (Planning Development)

12 June 2014