



Havant
BOROUGH COUNCIL

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To:
Mr Jenkins
Jenkins Architecture Ltd
Middle House
3 Sampan Close
Warsash
Southampton
SO31 9BU

For: Mr & Mrs Jones

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

Application Number: APP/14/00703

Site Address: 8 Stephen Close, Waterlooville, PO8 8BE

Proposal: First floor side extension.

Further to your application received on 03 July 2014, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed extension, which incorporates a flat roof, is considered to be out of keeping with the elevational treatment of the existing dwellings and therefore would detract from the appearance of the premises and the surrounding area. 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.
- 2 The proposal would result in development of a 2-storey height across virtually the whole width of the plot, the resulting in a loss of space about the building in relation to the large mass of the building would be detrimental to the visual amenities and spatial characteristics of the streetscene. 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.

Our Ref: APP/14/00703

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.

In this instance:

- It was not considered that there are any changes to the scheme that can be made to make your application for a first floor extension acceptable.



Mr Chris Murray
Service Manager (Planning Development)

28 August 2014