



Havant
BOROUGH COUNCIL

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To:
Mr T Murray
6 Middleton Court
57 Elmer Road
Middleton on Sea
Bognor Regis, West Sussex
PO22 6EH

For: Mr Mothersele

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

Application Number: APP/14/00699

Site Address: 27 Clovelly Road, Emsworth, PO10 7HL

Proposal: Construction of single storey front/ side extension; front and rear dormer windows; new car port to front of detached garage.

Further to your application received on 04 July 2014, which was valid from 23 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:

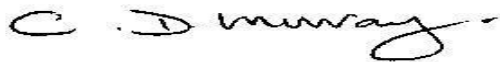
- 1 The design of the proposed front extension by reason of its size and prominent location well forward of the existing building and its neighbour would be harmful to the appearance of the existing dwelling, local context and street scene; contrary to Policy CS16 of Havant Borough Core Strategy adopted March 2011 and the National Planning Policy Framework 2012.
- 2 The proposed front extension and southern-most proposed dormer by reason of their size and location would have a detrimental impact on the residential amenities of number 37 Warblington Road, Emsworth owing to loss of light, privacy and an overbearing impact; contrary to Policy CS16 of Havant Borough Core Strategy adopted March 2011 and the National Planning Policy Framework 2012.
- 3 The proposed car port, by reason of its proximity to a tree important in the local landscape and subject to a Tree Preservation Order, brings a risk of damage to the tree. Inadequate information has been submitted to show that the tree can be adequately safeguarded in the course of development. The proposal is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 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.

Our Ref: APP/14/00699

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



Mr Chris Murray
Service Manager (Planning Development)

16 September 2014