



Havant
BOROUGH COUNCIL

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To:
Mr Kirk
Creative Heritage Ltd
91 Hunters Race
West Lavant
Chichester
West Sussex PO19 5UD

For: Mr Madgwick

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

Application Number: APP/14/00381

Site Address: Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth

Proposal: Extension to existing private stable block to provide feed / cart store for continued private use.

Further to your application received on 09 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 The proposal represents an intensification of the existing leisure development involving undesirable building works in the countryside and in the Gap between Emsworth and Westbourne, adversely impacting the open rural character of the area and eroding the Gap between Emsworth and Westbourne contrary to policies CS11.1, CS11.9 and CS17 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.

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.

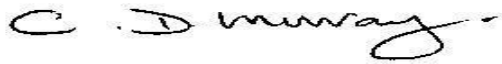
Our Ref: APP/14/00381

(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.

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

Mr Chris Murray
Service Manager (Planning Development)

04 June 2014