



Havant
BOROUGH COUNCIL

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To:
Mr Jupp
Stephen Jupp MRTPI
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For: Mr Graham

Ref No.: APP/14/00837

**Town and Country Planning Act 1990: Section 191 and 192 (as amended by
Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995
Article 24
REFUSAL TO GRANT CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, **REFUSES** to certify that on 06 January 2015 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged black on the plan attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

- 1 It is considered that the proposal does not comply with the criteria outlined in Schedule 2, Part 1, Class A, (g) of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014, in that the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

Service Manager (Planning Development)

09 January 2015

FIRST SCHEDULE:

This decision relates to the following development:

Hip to gable enlargement of roof, as shown on submitted drawing 'Proposed floor plans and elevations' drawing no. 04 date stamped 13 August 2014.

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SECOND SCHEDULE:

109 Hulbert Road, Havant, PO9 3TD as shown edged in red on the submitted location plan identified as sheet 1 and date stamped 13 August 2014.

OTHER IMPORTANT INFORMATION:

- (1) Your attention is drawn to the attached information regarding your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision. See www.planningportal.gov.uk/pcs
- (2) In view of this refusal by the Council to grant the certificate applied for, the use/development specified above on land specified above may be liable to formal enforcement action under Section 172 of the 1990 Act unless it has the benefit of a separate and valid 'planning permission' for it under the same Act.
- (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