



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mr Lawrence
37 Woodfield Avenue
Farlington
Portsmouth
PO6 1AN

For: Mr Madden

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

Application Number: APP/14/00594

Site Address: 200 The Dale, Waterlooville, PO7 5JB

Proposal: First and second floor side extension, including new gable wall and addition of dormer window.

Further to your application received on 05 June 2014, which was valid from 09 June 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 first floor side extension by reason of its height, mass, bulk, width, design and proximity to the shared boundary with 198 The Dale would result in an un-neighbourly form of development. The extension would be particularly harmful to the residential amenities of 198 The Dale by reason of overbearing effect, overshadowing, loss of light and loss of outlook from the habitable kitchen window. The development therefore conflicts with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework, 2012.
- 2 The first floor side extension by reason of its height, width, mass, bulk, design and proximity to the shared boundary with 198 The Dale would result in the semi-detached dwellings appearing unbalanced with the erosion of space to the side. The result would be an incongruous form of development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of this section of The Dale. The development therefore conflicts with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 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/14/00594

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.
- (3) The plans as submitted do not appear to accurately reflect the appearance of the existing dormer window and the first floor plan does not relate to the flank elevation of the proposed extension.
- (4) 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.



Mr Chris Murray
Service Manager (Planning Development)

31 July 2014