



Havant
BOROUGH COUNCIL

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To:
Mr M Singleton
14 Brightside
Waterlooville
PO7 7BA

For: Mrs S Searson

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

Application Number: APP/14/00460

Site Address: 28 St Johns Avenue, Waterlooville, PO7 5PG

Proposal: Single storey side extension, alterations to roof to form side gable and front/rear dormers; front extension to existing detached garage and store to form new double garage.

Further to your application received on 01 May 2014, which was valid from 20 May 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 proposed side extension, at 5m wide, is considered overly large and disproportionate to the existing host bungalow. The combined visual bulk and mass of the proposed roof alteration, front and rear dormers and side extension would be overly dominant and detrimental to the visual appearance and character of the original modest semi-detached bungalow. Furthermore, due to the site's prominent corner location, the proposed development would erode the existing open space and character of the immediate area to the detriment of the visual amenities of the street scene. The proposal is therefore considered to be contrary to the National Planning Policy Framework, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Havant Borough Design Guide Supplementary Planning Document 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.

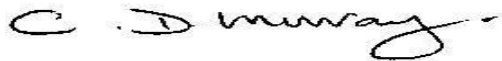
Our Ref: APP/14/00460

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) 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:

- Your application was unacceptable as submitted.



Mr Chris Murray
Service Manager (Planning Development)

15 July 2014