



**Havant**  
**BOROUGH COUNCIL**

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To:  
Mr Jupp  
Stephen Jupp MRTPI  
348 Chichester Road  
Bognor Regis  
West Sussex  
PO21 5BX

For: Mr Long

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

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**Application Number:** APP/14/00497

**Site Address:** Land adjacent to 8 Westbourne Close, Emsworth, PO10 7QY

**Proposal:** **Erection of 1No. one bedroom bungalow and detached garage with access from Westbourne Close. (Revised application incorporating amendments to planning permission APP/13/00228).**

Further to your application received on 12 May 2014, which was valid from 14 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 siting, design and appearance of the proposed dwelling and garage would result in a reduction in space around the buildings on the site, compared to the scheme approved under Planning Permission APP/13/00228, and as a result would constitute an overdevelopment and cramped form of development, incompatible with the existing surrounding development. The proposal would therefore result in an incongruous form of development, detrimental to the character of the street scene and amenities of the area. The proposal would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework 2012.

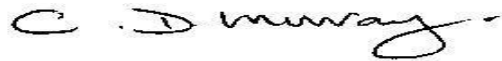
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

**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.

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- (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](http://www.planningportal.gov.uk/pcs).
- (3) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.



Mr Chris Murray  
Service Manager (Planning Development)

18 July 2014