



Havant
BOROUGH COUNCIL

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To:
Mr M Moyse
Martin Moyse
12 St Catherines Way
Downend
Fareham
PO16 8RL

For: Mr R Garfoot

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

Application Number: APP/14/01153

Site Address: 17 Tanners Ridge, Waterloooville, PO7 5RF

Proposal: Single storey front and side extension.

Further to your application received on 30 October 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 Due to the site's prominent corner location in an area characterised by open plan frontages, the proposed side extension to the north elevation, at 5m wide, would erode the existing open space and character of the area, to the detriment of the visual amenities of the street scene. The side extension would be overly dominant, harmful to the visual setting and character of this corner site. 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.

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 6571.
- (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

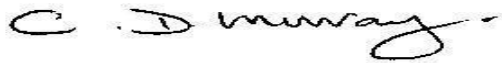
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- (3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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 and advised of concerns.

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

Mr Chris Murray
Service Manager (Planning Development)

15 December 2014