



Havant
BOROUGH COUNCIL

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To:
Miss Shawley
Think Architecture Consultants Limited
The Studio
12 Lightsfield
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For: Ms Timms

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

Application Number: APP/14/00632

Site Address: 4 Marina Close, Emsworth, PO10 7BG

Proposal: **Proposed two storey front extension, addition of cladding to the front extension and a new dormer window to the rear elevation.**

Further to your application received on 18 June 2014, which was valid from 26 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 application site which lies within the Emsworth Conservation Area, and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), comprises the mid property of a terrace of 3 houses of identical design. The proposed first floor addition, by reason of its scale mass and design is considered to be poorly related to the scale, character and design of the application property and the terrace within which it is sited. It would constitute an incongruous and strident form of development, out of keeping with its surroundings, which would seriously harm the appearance and character of the Conservation Area, and the AONB. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011. These policies are further amplified in English Heritage Guidance: The Setting of Heritage Assets (2011) and the adopted Supplementary Planning Document: Havant Borough Design Guide (2011) and the related Conservation Area Character Appraisal and Management plan for Emsworth (2010), also in the extant Practice Guidance to the former National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.
- 2 The application site which, lies within the Emsworth Conservation Area, and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), comprises the mid property of a terrace of 3 houses of identical design. The proposed dormer by reason of its siting near the ridge would form a bulky dominant structure near the top of the roof slope, poorly related to the form and design of the application property and the terrace within which it is sited. It would constitute an incongruous feature within the streetscene to the detriment of the visual amenities of the area, the character of the Conservation Area, and the AONB. As such it is contrary to national and local planning policies for the area, in particular the National Planning

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Policy Framework 2012 and Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011. These policies are further amplified in English Heritage Guidance: The Setting of Heritage Assets (2011) and the adopted Supplementary Planning Document: Havant Borough Design Guide (2011) and the related Conservation Area Character Appraisal and Management plan for Emsworth (2010), also in the extant Practice Guidance to the former National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.

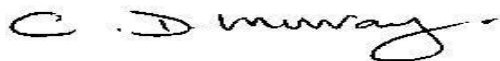
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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
- (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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

21 August 2014