



Havant
BOROUGH COUNCIL

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To:
Mr D Treagus
3 The Townhouse
20 Nelson Road
Southsea
Portsmouth PO5 2AS

For: Mrs G Cummings

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

Application Number: APP/14/00664

Site Address: 72 Soberton Road, Havant, PO9 2EG

Proposal: Loft conversion with gable build up and rear dormer.

Further to your application received on 26 June 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 dormer window would by reason of its design, scale, height, mass and bulk be harmful and alien to the character and appearance of the area and detract from the host dwelling and the terrace in which it is located. The proposal therefore conflicts with the policies of the development plan and in particular policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with Havant Borough Council Borough Design Guide Supplementary Planning Document 2011; the National Planning Policy Framework 2012 and Planning Practice Guidance Design 2014.

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

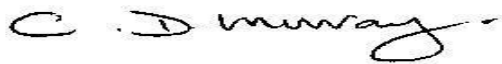
Our Ref: APP/14/00664

(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.

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

Mr Chris Murray
Service Manager (Planning Development)

21 August 2014