



Havant
BOROUGH COUNCIL

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To:
Mr C Flint
Chris Flint Associates Ltd
2 Emerald Close
Waterlooville
PO7 8NZ

For: Mr Wrightson

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

Application Number: APP/13/01108

Site Address: 1 Blendworth Crescent, Havant, PO9 2BA

Proposal: Erection of two storey, 3 bedroom end of terrace dwelling with new driveway off Blendworth Crescent to serve existing property.

Further to your application received on 05 November 2013, which was valid from 08 November 2013, 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 dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area conflicting with the established pattern of development. Furthermore the detailed design of the building including fenestration, overly dominant porch and blank brick work areas would fail to adequately address the Soberton Road frontage which would detract from the appearance of the building in the street scene. The proposals therefore conflict with 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.
- (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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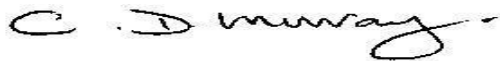
- (3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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.

- (4) 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)

02 January 2014