



Havant
BOROUGH COUNCIL

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To:
Mrs Grinstead
Your Home Plans Ltd
Drop Anchor, Drift Lane
Bosham
Chichester PO18 8PP

For: Mrs Roonan

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

Application Number: APP/14/00904

Site Address: 47 Southleigh Road, Havant, PO9 2QQ

Proposal: Construction of 1No. 2 bed detached bungalow and extension of dropped kerb onto Southleigh Road.

Further to your application received on 04 September 2014, which was valid from 10 September 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:

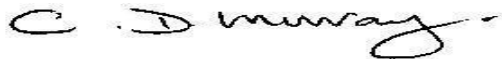
- 1 The proposed dwelling by reason of its design, and siting to the front of the plot would result in a cramped and contrived development, inappropriate and incongruous to its context and detrimental to the character, quality and visual amenities of the area. Furthermore, the proposed dwelling would be surrounded by two-storey development that would have an overbearing impact on the future residents of the development. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012, and Havant Borough Council Borough Design Guide: Supplementary Planning Document, 2011.
- 2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the LPA which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 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.

Our Ref: APP/14/00904

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 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.
- (5) You are advised that Southern Water's consultation response included a plan of the sewer records showing the approximate position of foul sewer crossing the site. Should the applicant wish to appeal this planning refusal they are advised to discuss the matter further with Southern Water,
Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.



Mr Chris Murray
Service Manager (Planning Development)

05 November 2014