Havant
BOROUGH COUNCIL

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To:
Mr P Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Skinner

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/74364/000
Site Address: 12 Northney Road, Hayling Island, PO11 0ND
Proposal: Single storey front extension and two storey side/rear extension.

Further to your application received on 15 March 2010, which was valid from 16 March 2010, 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 extension would by reason of its siting, height, mass and bulk lead to an unneighbourly and overbearing form of development to the detriment of the residential amenities of the property to the east (No. 12A Northney Road). Furthermore, there would be a significant loss of light to both adjacent rooms and conservatory and to the rear private garden area of that property. The development would therefore conflict with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

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.

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(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.

Mrs J A Batchelor
Head of Development & Technical Services

22 June 2010

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