



Havant
BOROUGH COUNCIL

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To:
Mr George
Workwith-U Ltd
3 Canney Close
Chiseldon
Swindon SN4 0PG

For: Mr Woodhead

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

Application Number: APP/14/00115

Site Address: 2A Newlands Road, Waterloooville, PO7 5NF

Proposal: Erection of modular storage unit to rear garden.

Further to your application received on 03 February 2014, which was valid from 24 February 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 layout, height, materials and design of the new modular building would result in the site exhibiting an incongruous and overdeveloped character, out of keeping with its more spacious residential setting. This would be contrary to the objectives of 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, all of which look to new development to achieve high standards of design which respond positively to the context and character of an area.
- 2 The layout, height, materials and design of the new modular building would give rise to the development appearing overbearing, and as a result harmful to the outlook of adjoining residential properties; particularly No/s 14 and 16 Alsford Road. This would be contrary to the objectives of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 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:

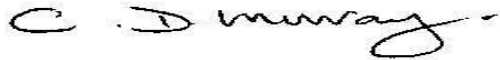
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

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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.
- (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:

- Your application was considered to be unacceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

17 April 2014