



Havant
BOROUGH COUNCIL

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To:
Mr Helyer
Helyer Design Ltd
1 The Old Flour Mill Queen Street
Emsworth
PO10 7BT

For: Mrs Edgell

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

Application Number: APP/13/01138

Site Address: 34 Horndean Road, Emsworth, PO10 7PT

Proposal: **Single storey rear and side extension; new attached double garage to side following removal of existing side conservatory. (Revised application).**

Further to your application received on 13 November 2013, 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 Due to its siting, scale and bulk, the proposed side and rear extension would have an unacceptable detrimental impact on the neighbouring property at 36 Horndean Road in terms of outlook, shadowing and overbearing effect, and on the neighbouring property at 32 Horndean Road in terms of outlook and overbearing effect. The proposed extension would therefore cause unacceptable harm to the amenity of neighbours, contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 Due to its siting, scale and bulk, the proposed double garage would have an unacceptable detrimental impact on the neighbouring property at 32 Horndean Road in terms of outlook, shadowing and overbearing effect. The proposed double garage would therefore cause unacceptable harm to the amenity of neighbours, contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Due to its siting, scale and bulk, the proposed double garage would appear as an obtrusive addition to the visual amenity of the street scene. The proposed garage would not therefore respond to or respect its local context, contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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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.



Mr Chris Murray
Service Manager (Planning Development)

12 February 2014