



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Miss Shepherd
1 Shearer Close
Havant
PO9 4BT

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

Application Number: APP/14/00191

Site Address: 1 Shearer Close, Havant, PO9 4BT

Proposal: Variation of condition No 8 of Planning Permission 03/61332/002 (RRP) to allow the garage to be used for habitable accommodation.

Further to your application received on 25 February 2014, 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 Due to the site's location within a high density development, having extremely limited on-street parking available, the loss of the parking space provided by the original garage, would leave only 1 space serving this 3 bed house which is contrary to the adopted parking standards. This lack of adequate on site parking would increase the risk of indiscriminate parking elsewhere in the locality which would interrupt the free flow of traffic causing congestion and be detrimental to residential amenity through the inconvenience caused to local residents. Furthermore the proposal would create an undesirable precedent, making it hard to resist similar applications in the future, the cumulative effect of which would exacerbate the congestion and loss of amenity to local residents. The proposal is therefore considered to be contrary to policies DM13 and CS16 of the Havant Borough Local Development Framework Core Strategy 2011 and the Havant Borough Residential Parking and Cycle Provision Supplementary Document, 2010.

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:

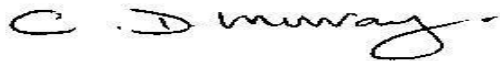
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the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

Our Ref: APP/14/00191

- (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) Your attention is drawn to the Council's letter dated 17th April 2014 accompanying this notice of refusal which explains the status of the currently unlawful garage conversion and alerts the applicant to planning enforcement considerations and some possible courses of action available to remedy this.
- (4) 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 provided with pre-application advice,
- You were met during the site visit and issues discussed,
- Your application was unacceptable as submitted and further meetings will be necessary.



Mr Chris Murray
Service Manager (Planning Development)

17 April 2014