



Havant
BOROUGH COUNCIL

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To:
Mr M Holman
Holman Reading Partnership llp
18 Limberline Spur
Hilsea
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For: Mr Ware

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

Application Number: APP/12/01271

Site Address: 8 Langstone Road, Havant, PO9 1RE

Proposal: **Erection of 2No. 5 bed detached dwellings with garages & associated parking with new access to existing dwelling.**

Further to your application received on 03 December 2012, which was valid from 10 December 2012, 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 first floor windows on the western elevation of both of the proposed dwellings are likely to give rise to direct overlooking of adjacent properties to the west to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The layout and siting of the proposed development would result in a tree important in the local landscape and subject to a Tree Preservation Order being located such as to have an excessive and over-bearing impact on amenities otherwise enjoyed by occupiers of the development, thereby putting at undue risk the long term conservation of the tree. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 On the basis of the limited information available to the Local Planning Authority it is not considered that the proposed development reflects the Borough's housing requirements and the need to make best use of land within the urban area. The details submitted with the application do not justify or sufficiently explain the reasoning behind the reduction in planning units from an apartment block of six dwellings, (as per extant Planning Permission APP/11/00006), with two detached dwellings in a manner whereby it can be deemed compliant with the policies of the Local Plan. The proposal is therefore contrary to policies CS9 and CS17 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.
- (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) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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



Mr Chris Murray
Service Manager (Planning Development)

05 February 2013