



Havant
BOROUGH COUNCIL

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To:
Mr Clark
Roger Clark(Architectural Services)
5 Aldsworth Gardens
Drayton
Portsmouth
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For: Mrs Mortimer

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

Application Number: APP/14/00555

Site Address: 1 Redwood Grove, Havant, PO9 5TN

Proposal: Two storey rear extension plus single storey side extension and first floor front extension over existing garage.

Further to your application received on 27 May 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 two storey rear extension when viewed from Douglas Gardens, would be seen as a large and unsympathetic addition to the host dwelling and would appear overly dominant and incongruous within the street scene and unacceptably harmful to the character and appearance of the area. The development therefore conflicts with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011.
- 2 The two storey rear extension by reason of its height, depth and proximity to the shared boundary with 3 Redwood Grove would result in an encroachment of the 45 degree angle between the development and neighbouring habitable room windows creating an overbearing and oppressive effect. Further due to the positioning of the development in relation to the movement of the sun there would also be an unacceptable loss of light to this neighbour and overshadowing. The development therefore conflicts with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011.
- 3 The single storey side extension would represent a dominant and overbearing feature within the street scene, particularly from the adjacent footpath in Douglas Gardens, and would result in the loss of landscaping that makes a significant contribution to the character and appearance of the area. As such the development would conflict with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011.

Our Ref: APP/14/00555

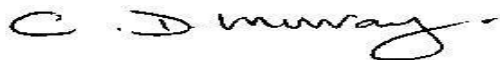
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.
- (1) 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:

- Pre-application advice was not sought prior to the application being made, and
- Your application was unacceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

22 July 2014