



Havant
BOROUGH COUNCIL

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To:
Mr Bramble-Stewart
GBS Designs
6 Shillinglee
Purbook
Waterlooville
Hants
PO7 5RW

For: Mr Mugford

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

Application Number: APP/14/00018

Site Address: 31 Longwood Avenue, Waterlooville, PO8 8HZ

Proposal: Single storey rear extension and new detached garage, following demolition of existing garage and greenhouse.

Further to your application received on 09 January 2014, which was valid from 14 January 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 The proposed detached garage by reason of its mass, height and prominent location within the front garden would be an incongruous and dominant feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide: Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

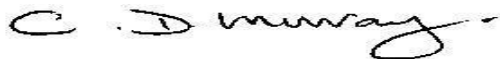
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

24 February 2014