



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:
Mr Hinton
Corinthian Architectural Design
8 Davys Court
Main Road
Funtington
Chichester
PO18 9LG

For: Mr Couper

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

Application Number: APP/14/00655
Site Address: 73 Linkenholt Way, Havant, PO9 4AS
Proposal: Two storey side extension.

Further to your application received on 24 June 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 two storey side extension, by reason of its bulk and mass close to the back edge of the highway on a prominent corner location, would be an overbearing and incongruous feature within the streetscene to the detriment of the visual amenities of the area. The siting of the proposed extension, forward of the building line set by development in Plaitford Grove, is not considered to respect the immediate surroundings and would be harmful to the character and appearance of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Borough Design Guide, 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:

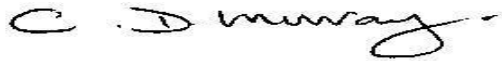
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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.
- (3) You are advised that there is a public foul sewer crossing the site which would need diverting. Consent would be required from Southern Water to divert or build in the vicinity of this public sewer. You should contact Southern Water, Sparrowgrove, Otterbourne, Hampshire SO21 2SW Tel 0330 303 0119 or www.southernwater.co.uk for further information.
- (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:

- Your application was un-acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

12 August 2014