



Havant
BOROUGH COUNCIL

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To:
Mr Iraque
62 Hambledon Road
Waterlooville
PO7 7UB

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

Application Number: APP/14/00246

Site Address: 62 Hambledon Road, Waterlooville, PO7 7UB

Proposal: First floor extension.

Further to your application received on 04 March 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 addition of the proposed first floor extension and added eaves height in such close proximity to the south-eastern boundary with nos 60 Hambledon Road, would result in an excessive building height and bulk adjacent to the private amenity area of nos 60. This would create an unacceptable sense of enclosure and have an overbearing effect, detrimental to the visual outlook and amenities of the occupiers of this property. 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 Due to the orientation of the site, the proposed first floor extension in such close proximity to the south-eastern boundary with nos 60 Hambledon Road, would result in unacceptable overshadowing and loss of light to the private amenity area of nos 60. This would be detrimental to the residential amenities of the occupiers of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The size and mass of the proposed extension, bringing first floor development close to both side boundaries, would leave little space between buildings at first floor level, which would appear cramped in the streetscene and out of keeping with the character of existing surrounding development. The proposed development would, therefore, be detrimental to the amenities of the area contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00246

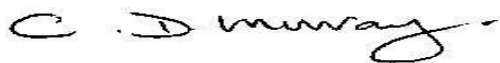
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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/pes.
- (3) 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 met on site and issues discussed,
- Your application was unacceptable as submitted,
- You are advised that the Case Officer is willing to meet post decision to consider alternative schemes.



Mr Chris Murray
Service Manager (Planning Development)

14 April 2014