



Havant
BOROUGH COUNCIL

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To:
Mr B Harding
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

For: Mr & Mrs O'Shea

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

Application Number: APP/14/00035

Site Address: 1 Winchfield Crescent, Havant, PO9 3SP

Proposal: Two storey extension to existing end of terrace house to create 1No. 2 bed dwelling utilising existing vehicular access to Winchfield Crescent.

Further to your application received on 13 January 2014, which was valid from 16 January 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 proposal would provide insufficient and poor quality amenity space for the occupiers of the new dwelling, and would result in a cramped and congested layout of the site, to the detriment of the character and appearance of the application site, and the character and amenities of the locality. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD 2011 and the National Planning Policy Framework 2012.
- 2 The design of the proposal, which features a gabled projection to the rear incorporating a first floor bedroom window, is likely to give rise to direct overlooking of adjacent properties in Purbrook Way to the detriment of the privacy and amenities of the occupants of these properties. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide SPD 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.

Our Ref: APP/14/00035

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) 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 sought and were provided with pre-application advice that the application would be unlikely to receive officer support for the refusal reasons forming this decision notice
- (4) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.



Mr Chris Murray
Service Manager (Planning Development)

13 March 2014