



Havant
BOROUGH COUNCIL

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

For: Mrs Campbell

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

Application Number: APP/14/00287

Site Address: 26 Castlemans Lane, Hayling Island, PO11 0PZ

Proposal: Two storey rear extension with velux windows, and single storey brick built conservatory with changes to ground floor roof at front.

Further to your application received on 17 March 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:

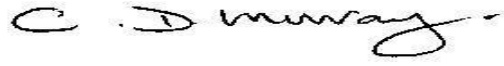
- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook, light available to, and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the guidance contained in the Havant Borough Design Guide Supplementary Planning Document 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.
- (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.

Our Ref: APP/14/00287

A handwritten signature in black ink, appearing to read 'C. D. Murray' with a stylized flourish at the end.

Mr Chris Murray
Service Manager (Planning Development)

12 May 2014