



Havant
BOROUGH COUNCIL

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To:
Mr I Reed
Architectural Planning Ltd
1a Nutbourne Road
Hayling Island
PO11 9RT

For: Mr N Chandler

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

Application Number: APP/13/01173

Site Address: 2 Bath Road, Emsworth, PO10 7EP

Proposal: Loft conversion incorporating dormers to south and west elevations.

Further to your application received on 21 November 2013, which was valid from 12 February 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 side facing dormer window, by virtue of the design will have a negative impact on the visual appearance of the building in particular and conservation area in general. As such it fails to meet the test of "preserve or enhance", is contrary to the requirements of national guidance set out in the National Planning Policy Framework (NPPF), and the Havant Borough Local Plan (Core Strategy) 2011 Policies CS11 and CS12 and adopted Emsworth Conservation Area Appraisal & Management Plan (Adopted 2010).

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.

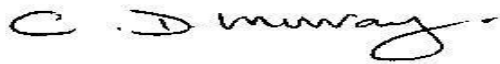
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(3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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,
- Although the application has been refused, the decision has been issued at the earliest opportunity within the statutory eight week period for determination of planning applications.

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

Mr Chris Murray
Service Manager (Planning Development)

27 March 2014