



Havant
BOROUGH COUNCIL

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To:
Mrs S Jones
9 Abbotstone Avenue
Havant
PO9 2HL

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
(AS AMENDED)

Prior Approval is Refused

Application Number: APP/13/01060

Site Address: 9 Abbotstone Avenue, Havant, PO9 2HL

Proposal: Prior notification for single storey development extending 3.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.25 metres and a maximum height of 3.2 metres.

I refer to your application dated 22 October 2013 with regard to the above proposal and write to advise you that:

PRIOR APPROVAL IS REQUIRED AND REFUSED for the following reason:

- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property (No.11 Abbotstone Avenue), detrimental to the visual outlook 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 National Planning Policy Framework 2012, and the guidance contained within the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011.

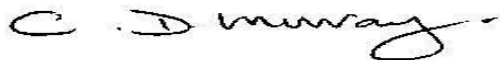
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.

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

Mr Chris Murray
Service Manager (Planning Development)

03 December 2013