



Havant
BOROUGH COUNCIL

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To:
Mr Marples
The Martin Ralph Group
11 Dragoon House Hussar Court
Brambles Business Park
Waterlooville
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PO7 7SF

For: Mr & Mrs Apperley

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

Application Number: APP/12/00505

Site Address: 2 Pembury Road, Havant, PO9 2TS

Proposal: First floor rear extension. (Revised Application).

Further to your application received on 15 May 2012, 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 proposed window on the eastern elevation incorporates a fully openable side panel and as such is likely to give rise to direct overlooking of adjacent properties to the east of the site to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.
- 2 The proposed development incorporates an obscurely glazed window as the only window to serve a primary room, (bedroom), which would have an adverse effect on the living conditions in terms of health and wellbeing of the occupiers of the dwelling. As such there would be future pressure to provide clear glazing to this window to the detriment of the amenities of the occupants of the adjacent residential properties to the east. It is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

Our Ref: APP/12/00505

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.



Mr Chris Murray
Service Manager (Planning Development)

10 July 2012