



Havant
BOROUGH COUNCIL

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To:
Mr J Adams
Hollythorns House
The Hollythorns
New Road
Swanmore
SO32 2NW

For: Mrs T Thomas

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

Application Number: APP/13/00974

Site Address: Land rear of 42 Church Road, Hayling Island

Proposal: Variation of Condition 15 of Planning Permission APP/12/01170 to vary approved plans relating to the addition of solar panels and changes in the fenestration to the north elevation in respect of Plot 1.

Further to your application received on 26 September 2013, which was valid from 15 October 2013, 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 clear glazing of the first floor window to the north elevation, by virtue of the resultant overlooking, has a detrimental impact on the privacy and amenities of occupiers of neighbouring properties, in particular 44 Church Road. The development therefore causes unacceptable harm to the amenity of neighbours and is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 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:

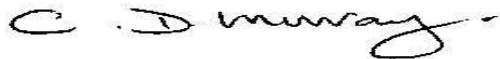
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

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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.
- (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
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In this instance:

- Your invitation to assess the impact of the proposed change of window on site was accepted.



Mr Chris Murray
Service Manager (Planning Development)

09 December 2013