



Havant
BOROUGH COUNCIL

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To:
Mr I Murray
Ian Murray Architectural Services
173 Havant Road
Hayling Island
PO11 0LF

For: J & C Clark

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

Application Number: APP/13/00646

Site Address: 14-16 Sea Front, Hayling Island, PO11 9HL

Proposal: Loft conversion with front and rear dormers and external staircase to rear elevation to create first floor access.

Further to your application received on 28 June 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:

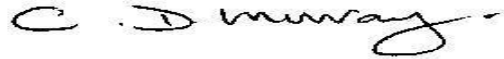
- 1 The proposed flat-roofed dormer window to the front elevation by reason of its large size, design, external appearance and prominence is considered to be an unsympathetic addition to the building and would lead to an over-dominant and unbalanced appearance in relation to the existing terrace of properties. It would also constitute an intrusive addition in the streetscene. Accordingly it is contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 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.

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

Mr Chris Murray
Service Manager (Planning Development)

23 August 2013