



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mrs J Hutchings
5 Lone Valley
Waterlooville
PO7 5DZ

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

Prior Approval is Required and Refused

Application Number: APP/14/00148

Site Address: 5 Lone Valley, Waterlooville, PO7 5DZ

Proposal: Prior notification for single storey development extending 4.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 2.6 metres.

I refer to your application dated 10 February 2014 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 extension would by reason of its proximity to the boundary, depth, height, mass and bulk result in an overbearing impact on No. 54 Bushy Mead and be harmful to the visual outlook from this property. This impact is further exacerbated by the existing restricted outlook and narrow plot width associated with No. 54. This would result in the proposed extension having an unacceptable tunneling effect to the rear of No. 54 Bushy Mead to the further harm of the occupants residential amenities. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the guidance contained with the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

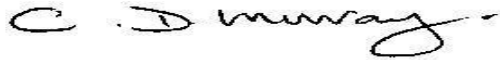
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.

Our Ref: APP/14/00148

- (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)

25 March 2014