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:
Mr Marshall
5 Lyne Place
Horndean
Waterloville
PO8 9TP

For: Mr Town

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

**Application Number:** APP/12/00038
**Site Address:** 3 Wallis Gardens, Waterlooville, PO7 7SA
**Proposal: Retention and reduction in size of existing north west dormer.**

Further to your application received on 12 January 2012, which was valid from 19 January 2012, 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 large side dormer in the north elevation results in an excessive bulk adjacent to No. 2 Wallis Gardens. This is considered to be an overbearing form of development, resulting in reduction in light reaching the neighbouring property. The proposed reduction to the dormer is not significantly different from that which has been considered and dismissed by previous appeal decisions. The proposed reduction is not considered to make a significant difference to the impact of the dormer. It is therefore contrary to saved Policy CS16 of the Havant Borough Core Strategy 2011 and Planning Policy Statement 1.

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.

**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.

Mr Chris Murray
Service Manager (Planning Development)

12 September 2012

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