



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 D Treagus
3 The Townhouse
20 Nelson Road
Southsea
Portsmouth
PO5 2AS

For: Mr D Chatfield

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

Application Number: APP/13/00430

Site Address: 115 Hulbert Road, Havant, PO9 3TD

Proposal: Two storey side extension; single storey front and rear extensions; loft conversion incorporating roof alterations and rear Juliet balcony to allow living accommodation at second floor level.

Further to your application received on 07 May 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 development, by reason of its height, width and proximity to the shared boundary with No.113 Hulbert Road, would result in an incongruous form of development that would materially harm the distinct character and pattern of the street scene and lead to a loss of space and openness between the application property and the neighbouring dwelling to the detriment of the visual amenity and character and appearance of Hulbert Road. Further the proposal would set an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Hulbert Road which would significantly alter its prevailing character and appearance. The development therefore conflicts with the principles and requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012, and the guidance contained within the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011.

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.

Our Ref: APP/13/00430

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.
- (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

In this instance:

- the pre-application advice service was available prior to the application being made.



Mr Chris Murray
Service Manager (Planning Development)

10 September 2013