



Havant
BOROUGH COUNCIL

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To:
Mr Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mr Gibson

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

Application Number: APP/13/00604

Site Address: 28 Wittering Road, Hayling Island, PO11 9SP

Proposal: Conversion of existing garage into ancillary accommodation to the main dwelling.

Further to your application received on 20 June 2013, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

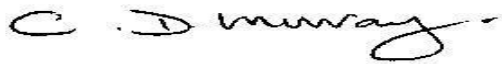
- 1 The development as proposed would result in the creation of an independent dwelling, by reason of the layout, scale, appearance and all the internal facilities associated with that of an independent dwelling. The result would be a cramped form of development, with the resultant activities associated with an additional independent dwelling materially altering the character and appearance of the site. The development would therefore be unacceptably harmful to the character and appearance of the area contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, 2012. In arriving at this decision regard has been given to Sections 55 and 56 of the Town and Country Planning Act 1990 and advice contained within paragraphs 2.81 and 2.82 of Circular 10/97.
- 2 Part of the site is included within Flood Zones 2 and 3 and it has not been appropriately demonstrated that the creation of a separate unit of residential accommodation, which is recognised as a vulnerable use, could be provided without putting future occupants at an unacceptable risk from flood water. The development therefore conflicts with the requirements of 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.

Our Ref: APP/13/00604

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.



Mr Chris Murray
Service Manager (Planning Development)

15 August 2013