



Havant
BOROUGH COUNCIL

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To:
Mr M Wright
46 Park Lane
Bedhampton
Havant
PO9 3HL

For: Mr N Freeman

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

Application Number: APP/14/00281

Site Address: 40 Newbarn Road, Havant, PO9 3PX

Proposal: Part two storey, part single storey rear and side extension.

Further to your application received on 13 March 2014, which was valid from 02 April 2014, 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 proposed extension would by reason of its width, mass, bulk, design and proximity to the site boundary lead to a cramped and incongruous form of development which competes in scale with the host dwelling and conflicts with the established pattern of development in the locality. The development would therefore be harmful to the character and appearance of the area and would conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework 2012.
- 2 The proposed development fails to take account of a public sewer which crosses the site and does not demonstrate how the protection of this important public infrastructure would be achieved. The proposal therefore conflicts with policy CS19 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:

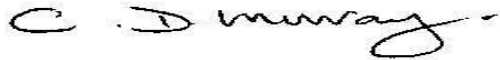
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

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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.
- (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, and,

In this instance:

- You sought and were provided with pre-application advice



Mr Chris Murray
Service Manager (Planning Development)

28 May 2014