



Havant
BOROUGH COUNCIL

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To:
Mr Bramble-Stewart
GBS Designs
6 Shillinglee
Purbook
Waterlooville
PO7 5RW

For: Mrs Tremmil

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

Application Number: APP/13/01102

Site Address: Meadow Lea, Hambledon Road, Waterlooville, PO7 6XB

Proposal: Demolition of existing outbuildings. Construction of detached, single storey annex to provide ancillary living accommodation.

Further to your application received on 04 November 2013, which was valid from 08 November 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 proposed development by reason of its physical detachment, parking and access arrangements and self contained nature and level of accommodation is considered tantamount to a separate unit of accommodation, which would materially detract from the appearance and character of the area. Furthermore, the proposal would constitute a cramped and contrived form of development and over intensive use of the site, creating likely additional activity, noise and disturbance which would have an adverse effect on the amenities of both existing and future occupiers of the site and the neighbouring property. As such the proposal would be contrary to Policy CS16 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:

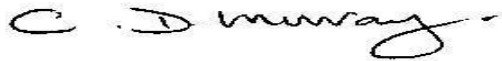
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. This would have amounted to approximately £4,161.60. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development. A CIL liability notice would have been issued to the applicant.
- (4) 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 were updated about issues before the decision was issued.



Mr Chris Murray
Service Manager (Planning Development)

23 December 2013