



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 C Flint
Chris Flint Associates Ltd
2 Emerald Close
Waterlooville
PO7 8NZ

For: Mr Smitherman

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

Application Number: APP/13/00479

Site Address: Raebarn House, Hulbert Road, Waterlooville

Proposal: Extension to form fourth floor to accommodate 8No. apartments with associated cycle and refuse stores.

Further to your application received on 20 May 2013, which was valid from 10 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 application site occupies a prominent position adjacent Waterlooville town centre. The proposed addition of a further storey would result in an overly tall and bulky building, out of proportion with the surrounding development, and a dominant incongruous feature within the street scene to the detriment of the character and visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 2 The development fails to provide on site car parking to serve the additional residential units. In the absence of a Travel Plan and on the basis of the limited information submitted in respect to off site provision for parking it has not been demonstrated that the proposed development could be undertaken in a satisfactory and sustainable manner. The proposal is therefore contrary to policies CS20 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 3 The provision of 8 additional flats on the site would result in an intensification of activities on site which, without attendant facilities and amenities would result in loss of amenity to existing residents and unsatisfactory living conditions for future residents. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

Our Ref: APP/13/00479

- 4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards affordable housing or appropriate on site provision is contrary to the Council's affordable housing policy which seeks to ensure that housing developments make provision towards meeting the Council's affordable housing needs. It is therefore contrary to policies CS9 and CS21 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.
- (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 were updated about issues after the site visit.
- (4) 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 1 August 2013. 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.

- (5) This application has been refused on the basis of the following plans/documents:

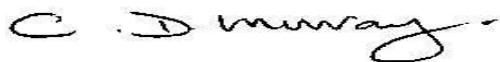
Design and Access Statement (including appendix A and B)

Location Plan CFA/FULL

Proposed Fourth Floor Plan Drawing No. CFA/FULL/01

Proposed and Existing Elevations Drawing No. CFA/FULL/02

Proposed Roof Plan Drawing No. CFA/FULL/05

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

05 August 2013