



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:
PWP Architects Ltd
61 South Street
Havant
PO9 1BZ

For: Dr McCormick

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

Application Number: APP/13/01037

Site Address: Site adj. 3 Montgomery Road, Havant, PO9 2RH

Proposal: Conversion of remote garage to 1No. 1 bed detached dwelling incorporating new two storey rear extension and roof alterations.

Further to your application received on 18 October 2013, which was valid from 31 October 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 proposed development is considered unsuitable for a residential conversion by reason of its size, design and layout. The building would fail to provide suitable internal and external amenity space resulting in unacceptable living conditions and amenity. The dwelling and its curtilage are dominated by existing trees and vegetation along the western boundary limiting light into the building and the usable area to front further detracting from the residential amenities of future occupiers. Furthermore the amenities of the dwelling and its curtilage would also be harmed by the use of the adjacent access drive and garage to the rear of the site that serves No.3 Montgomery Road, as a result of noise and disturbance from general domestic activities. The development would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.
- 2 The proposed development by virtue of its size, appearance and layout would result in a contrived and cramped form of development, incompatible with the prevailing form of residential development in Montgomery Road. The proposal would therefore result in an incongruous form of development, that would adversely affect the character and appearance of the area. The proposal would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.

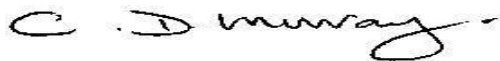
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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 initial 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 1st 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.



Mr Chris Murray
Service Manager (Planning Development)

20 December 2013