



Havant
BOROUGH COUNCIL

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To:
Mr Harvey
Wildcry Technical Services
1 Bealing Close
Southampton
SO16 3AW

For: Mr & Mrs Bull

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

Application Number: APP/14/00017

Site Address: 63A Beaufort Road, Havant, PO9 3HT

Proposal: **Single storey side extension for disabled and linked swimming pool enclosure
& 3 berth garage with additional accomodation.**

Further to your application received on 08 January 2014, which was valid from 21 January 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 size, scale, design and siting be harmful to the character and visual amenities of the area. In particular the extension would result in an unattractive and unalleviated elevation to the public footpath to the east of the site which would have an oppressive and overbearing impact on users of the footpath. It would also include an unattractive two storey element with asymmetric roof form which would have an unattractive appearance when viewed from neighbouring properties. Furthermore the extension would compete in scale, design and form with the existing dwelling to the harm of its setting and the wider character and appearance of the area. The proposal would therefore conflict with the policies of the Development Plan and in particular 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 proposal would by reason of its height, mass, bulk, design and siting result in an overbearing and unneighbourly impact on the residential amenities of No's 61 and 63 Beaufort Road. The two storey addition sited on the southern boundary of No's 61 and 63 would also result in a significant loss of sun light to the gardens of these properties to the harm of the residential amenities of their occupants. Furthermore the development would be likely to result in harm to a significant tree and other vegetation within the rear gardens of these properties to the detriment of existing screening and to the character and appearance of the area. The development is therefore contrary to the policies of the Development Plan and in particular policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework 2012.

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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) 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.
- (4) The applicant is advised that Southern Water have made the following comments:

'A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire 8021 28W (Tel: 0330 303 0119) or www.southernwater.co.uk".

The application contains a proposal for a swimming pool for private use. If the pool produces filter backwash water this would need to be discharged to the public foul sewer. The rate and times of discharge of this water to the sewer, and discharge of the contents of the pool (if these need to be drained to the sewer), would have to be agreed with Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/BusinessCustomers/waste8services/tradeEffluent/> for further information.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire 8021 28W (Tel: 0330 303 0119) or www.southernwater.co.uk".

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

Mr Chris Murray
Service Manager (Planning Development)

18 March 2014