



Havant
BOROUGH COUNCIL

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To:
Mr H Curtis
62 Eastoke Avenue
Hayling Island
PO11 9QP

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

Application Number: APP/13/01198

Site Address: 62 Eastoke Avenue, Hayling Island, PO11 9QP

Proposal: Change of use of land to allow all year round occupancy of caravan on site

Further to your application received on 28 November 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 use of the caravan for year round occupancy in the manner proposed at this site, which lies within Flood Zone 3 and which is defined by The National Planning Policy Framework as having a high probability of flooding, would result in an unacceptable risk to life and property from tidal inundation, and it has not been demonstrated that there are no other reasonably available sites for this form of development which are at a lower risk of flooding. In particular:
 - (1) the proposed development does not have a safe means of access and/or egress in the event of flooding. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event; and
 - (2) the site is currently not defended to the appropriate standard, taking into account climate change over the lifetime of the development, and no provision is made in the application to improve the existing defences to the required standard.

As such, the proposal would be contrary to the provisions of The National Planning Policy Framework and Policy CS15 of the Havant Borough Core Strategy which forms part of the Havant Borough Local Development Framework.

- 2 It has not been demonstrated in this application that the caravan is of a suitable standard of accommodation to provide satisfactory living conditions in order to provide for occupation as permanent residential unit. The proposal is therefore contrary to policies CS16 and DM3 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

- 3 The permission of this application would result in the loss of holiday accommodation and set an undesirable precedent which would be detrimental to the tourist offer available in the borough. The proposal is therefore contrary to policies CS5 and DM3 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 4 The Local Planning Authority is not satisfied that the development can be carried out without having a likely significant effect on the Chichester and Langstone Harbours SPA/Ramsar site and impacts on the associated Chichester Harbour SSSI. It is therefore contrary to policies CS11, DM8 and DM9 of the Havant Borough Local Plan Core Strategy, the Solent Mitigation and Disturbance Project (SDMP) and the National Planning Policy Framework, March 2012.

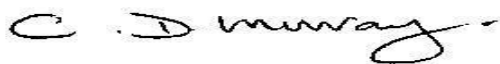
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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 sought and were provided with pre-application advice and advised that an application for year long occupancy would be unlikely to be permitted



Mr Chris Murray
Service Manager (Planning Development)

23 January 2014