



Havant
BOROUGH COUNCIL

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To:
Mr Galloway
Peter Galloway Partnership
17A Langstone Road
Havant
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For: Mr Thompson

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

Application Number: APP/13/00736

Site Address: 70 Bedhampton Hill, Havant, PO9 3JP

Proposal: Change of use (partial) from residential dwelling to children's nursery (use Class D1).

Further to your application received on 25 July 2013 (which was valid from 01 August 2013) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 On the basis of the information provided it is considered that the proposed nursery use is very likely to give rise to a concentration of activity at the site leading to noise disturbance to existing residents in particular from the vehicles arriving, departing and maneuvering at the site or on the adjacent highway and from the use of outdoor areas, including the rear garden. In addition the development would rely upon an extensive area of car parking in the front garden area. This would be harmful to the character of this predominantly residential area and amenities of nearby residents contrary to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 On the basis of the information available regarding the proposed development the Local Planning Authority is concerned that the proposal, due to the level of activity and likely associated vehicular movements would be harmful to highway safety. In particular inadequate provision has been made in relation to the drop off and pick up facilities and for the turning / manoeuvring of vehicles at this site which lies at the end of a no through road. The proposal is therefore contrary to policies DM11 and DM14 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

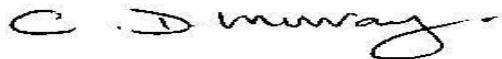
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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:

Your application was considered to be unacceptable and given the level of use proposed it was not considered that an acceptable negotiated solution was likely to be possible.



Mr Chris Murray
Service Manager (Planning Development)

26 September 2013