



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 Critchley
Martin Critchley, Architect
7 North Street
Havant
Hampshire
PO9 1PW

For: Mr & Mrs Southwell

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

Application Number: APP/13/01275

Site Address: 12 Manor Close, Havant, PO9 1BD

Proposal: Part two storey, part single storey side and rear extensions following
demolition of existing conservatory and store.

Further to your application received on 19 December 2013, which was valid from 07 January 2014, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed extension by reason of its size, design and prominent location would have a detrimental effect on the character and appearance of the existing building and character of the general townscape, and would be a discordant element in the St Faiths Conservation Area. As such the proposal is contrary to the provisions of the National Planning Policy Framework 2012, in relation to the quality of design and protection of the historic environment; it also runs counter to extant guidance set out in The Practice Guide to PPS5 and is contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the objectives of the Havant Borough Design Guide Supplementary Planning Document 2011.

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.

Our Ref: APP/13/01275

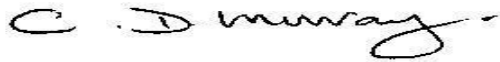
(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

(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



Mr Chris Murray
Service Manager (Planning Development)

04 March 2014