Havant BOROUGH COUNCIL

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To:
Mr Thomas
Engineering Architecture Ltd
29 North Stroud Lane
Petersfield
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GU32 3PP

For: Mr Cable

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

Application Number: APP/11/01782
Site Address: Molandi, Northwood Lane, Hayling Island, PO11 0LR
Proposal: Demolition of existing porch and erection of two storey side extension; raise roof height to form first floor accommodation including dormer to south elevation and installation of stainless steel flue to west elevation. New roofs to existing external stores.

Further to your application received on 18 November 2011, which was valid from 21 November 2011, 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/are:

1 The proposed windows in the rear first floor gable will result in direct overlooking of adjacent properties (Nora Cottage and Leckie House) to the detriment of the amenities of the occupants of those properties. The proposal is therefore considered to be contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

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.

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(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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

12 March 2012

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