



Havant
BOROUGH COUNCIL

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To:
Mr P White
24 Lensyd Gardens
Waterlooville
PO8 9SJ

For: Mr M Brettell

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

Application Number: APP/13/00188

Site Address: 10 Salterns Lane, Hayling Island, PO11 9PJ

Proposal: Application for non-material changes to Planning Permission APP/12/00992
relating to change external finish.

Further to your application received on 20 February 2013, 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 change of the external materials, whereby light grey Eternit weatherboarding is proposed to be used as an alternative to the existing and approved white render to the property, requires planning permission in its own right and is considered to be a material change as the development would need to be reassessed in terms of the impact upon the street scene and the impact on neighbouring properties and would, as a result, require consultation with relevant third parties.

To approve the change as a non-material amendment without such consultation would result in the criteria set out in Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 not being complied with.

Should you wish to pursue the changes proposed, a revised planning application will need to be submitted.

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) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,
- You have been given advice as to how to proceed further.



Mr Chris Murray
Service Manager (Planning Development)

08 April 2013