Havant
BOROUGH COUNCIL

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To:
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John Burford Architecture & Interiors
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For: Mr & Mrs Goble

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

Application Number: APP/10/00756
Site Address: 31 Lone Valley, Waterlooville, PO7 5EB
Proposal: First floor extension incorporating dormers to front, side and rear. New roof to conservatory. (Revised application.)

Further to your application received on 14 October 2010, which was valid from 14 January 2011, 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 proposal would result in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the street scene and loss of outlook to the occupiers of no. 29. It would therefore be contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, policy CC6 of the South East Plan and Planning Policy Statement 1.

2 The proposed catslide dormers on the extension above the garage, combined with the proposed dormer to the north west roof and the proposed new roof to the conservatory would appear piecemeal to the detriment of the appearance of the dwelling and the visual amenities and spatial characteristics of the street scene. It would therefore be contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, policy CC6 of the South East Plan and Planning Policy Statement 1.

3 The proposed windows within the dormer on the north west elevation is likely to give rise to direct overlooking of the garden to the rear of no. 33 to the detriment of the amenities of the occupants of these properties. It would therefore be contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

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.

(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.

Julia Potter
Executive Head of Planning and Built Environment

11 March 2011

Our Ref: APP/10/00756