



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 S Male
12 Village Street
Sheet
Petersfield
GU32 2AH

For: Mrs L King

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

Application Number: APP/13/00181

Site Address: 25 Thruxton Road, Havant, PO9 4DG

Proposal: Conversion of existing detached garage to provide additional accommodation for dependant relative, ancillary to the main house.

Further to your application received on 20 February 2013, which was valid from 10 June 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 development by reason of its physical detachment, parking and access arrangements and self contained nature is considered tantamount to a separate unit of accommodation, which would materially detract from the appearance and character of the area. Furthermore, the proposal would constitute a cramped and contrived form of development and over intensive use of the site, creating likely additional activity, noise and disturbance which would have an adverse effect on the amenities of both existing and future occupiers and neighbouring property. As such the proposal would be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 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.

Our Ref: APP/13/00181

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.



Mr Chris Murray
Service Manager (Planning Development)

05 August 2013