



Havant
BOROUGH COUNCIL

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To:
Mr P Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mrs Addy

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

Application Number: APP/12/00725

Site Address: 16 Fishery Lane, Hayling Island, PO11 9NP

Proposal: Conversion of existing garage to provide habitable accommodation.

Further to your application received on 16 July 2012, 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 are:

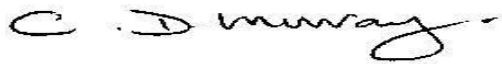
- 1 The proposed conversion of existing garage to provide habitable accommodation by reason of its separation from the main dwelling house and internal room layout is considered tantamount to a separate unit of accommodation. This character of the garage conversion would constitute an undesirable form of backland development and over intensive use of the site, having an adverse effect on the amenities of both existing and future occupiers and conflicting with the character of the locality. The proposal is therefore contrary to policies CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

In coming to its decision the Council considered plans and other documents submitted with regard to 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.

Our Ref: APP/12/00725

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)

10 September 2012