



To:
Mr Leggett
82 Battenburg Avenue
Portsmouth
PO2 0SW

For: Mr Sheppard

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

Application Number: APP/12/01014

Site Address: 82 West Lane, Hayling Island, PO11 0JL

Proposal: Outline application for 1No. detached dwelling with all matters reserved.

Further to your application received on 01 October 2012 which was valid from 17 October 2012 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 proposed development by reason of the restricted nature of the plot available for construction owing partly to the protected tree but also comprising a tandem form of development, would be an incongruous feature creating a heavily built-up appearance out of character with the existing comparatively spacious development in this part of West Lane. As such it is considered to be harmful to the character and amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.
- 2 The proposed development by reason of the size and location of the proposed plot close to the driveway, parking and turning area serving the existing property to the rear, would be susceptible to noise and disturbance from vehicles accessing and maneuvering close to the proposed boundaries of the relatively small plot. This would give rise to noise, disturbance and impacts on privacy of the proposed occupier. As such the proposal would provide for a poor standard of amenities and is contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.
- 3 In the absence of adequate detailed construction and tree protection measures, the Local Planning Authority is not satisfied that the development would not result in damage to trees covered by Tree Preservation Order 1728 to the detriment of visual amenity. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

Our Ref: APP/12/01014

- 4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

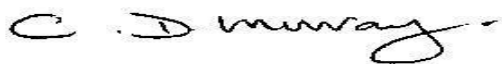
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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.
- (4) 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, and,

In this instance:

- You were updated about issues after the initial site visit,



Mr Chris Murray
Service Manager (Planning Development)

11 December 2012