Havant
BOROUGH COUNCIL

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To:
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Gregory Gray Associates
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For: Havant Garden Centre

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

Application Number: APP/11/01461
Site Address: Garden Centre, Bartons Road, Havant, PO9 5NA
Proposal: Demolition of conservatory sales area structures in plant area and erection of garden centre sales building.

Further to your application received on 23 September 2011 which was valid from 03 October 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 site lies outside of any defined town or local centre within the Borough of Havant and, having regard to the size of individual units proposed, no evidence has been submitted to indicate that there are no sequentially preferable sites available. The proposal could therefore detract from the vitality and vibrancy of the existing Town and Local Centres contrary to policy CS4 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 4.

2 The design of the proposed retail unit, having regard to the choice of materials and lack of mitigating features to lift the appearance of the building, would relate poorly to the existing development on the site and result in a poor standard of design detrimental to the character and appearance of the area. The application is therefore, 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 Core Strategy 2011, forming part of the Havant Borough Local Development Framework.

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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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

28 November 2011

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