Havant BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Roger Clark (Architectural Services)
5 Aldsworth Gardens
Drayton
Portsmouth
Hants
PO6 1QS

For: Mr Betteridge

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

Application Number: APP/11/00250
Site Address: 36 New Road, Havant, PO9 1DE
Proposal: Loft conversion incorporating new gable, dormer to front and extension at first floor level at rear.

Further to your application received on 08 March 2011 which was valid from 16 March 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 proposed rear extension at first floor level, by virtue of its width, size and design which incorporates a flat roof, is considered to be out of keeping with the elevational treatment of the existing dwelling and therefore would detract from the appearance of the existing dwelling and the surrounding 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 Planning Policy Statement 1.

2 The proposed development would result in an excessive building bulk adjacent to No.38, detrimental to the visual outlook and amenities of the occupier of this property. The proposal 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, which forms part of the 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.

Our Ref: APP/11/00250

(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 May 2011

Our Ref: APP/11/00250