Havant
BOROUGH COUNCIL

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For: Mr R Bulbeck

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

Application Number: APP/11/00345
Site Address: 11 Well Meadow, Havant, PO9 4LW
Proposal: Two storey rear extension.

Further to your application received on 31 March 2011 which was valid from 26 April 2011 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

1 The proposed extension by reason of its mass and length would appear overbearing to, the occupiers of the adjacent residential properties, it would also give rise to loss of light to these properties. 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 extension by reason of its mass and design, which includes a substantial hip-end pitched roof spanning the full width of the rear of the building, would be poorly related to the design of the existing terraced property and its roof, which is characterised by a simple, uniform roofslope and gable-ends. Given its conspicuous location, close to access footpaths, the design of the extension would be readily visible and harmful to the appearance and character of the area. This is 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.

Julia Potter
Executive Head of Planning and Built Environment

21 June 2011

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