Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Miss Barratt
PWP Architects
61 South Street
Havant
Hants
PO9 1BZ

For: Ms Mossop

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

**Application Number:** APP/11/01250
**Site Address:** 90 Newbarn Road, Havant, PO9 3PY
**Proposal: Erection of 1No. 2 bed end of terrace house with new vehicular access from Newbarn Road.**

Further to your application received on 14 July 2011 which was valid from 02 August 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 Having regard to the size and design of the proposed house, the proposal would result in a form of development out of scale and character with the established pattern of development in this area. As such the proposal is contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

2 Having regard to the size and shape of the plots, the proposed development would result in a cramped and contrived layout that would have an adverse impact on the amenities of the future occupiers of the proposed and existing dwellings. As such the proposal is contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

3 The proposal, without completion of the appropriate binding arrangements, is contrary to the Council's approved Green Transport Infrastructure policy which, in accordance with Planning Policy Guidance 13, seeks to secure an appropriate balance between the individual use of the motor car and a more sustainable transportation system. The development proposed would continue to place unfettered reliance upon the use of the private motor vehicle without contributing to local improvements, which will promote alternative modes of travel. The proposal is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011, which form part of the Havant Borough Local Development Framework.

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.

**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)

25 October 2011

Our Ref: APP/11/01250