



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:
Mr McDermott
Fusion TP
21-23 East Street
Fareham
PO16 0BZ

For: Mr Henderson

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

Application Number: APP/12/01054

Site Address: Locks Farm House, Southleigh Road, Havant, PO9 2PA

Proposal: New vehicular access to Southleigh Road and associated parking for two cars.
(Revised application.)

Further to your application received on 08 October 2012, which was valid from 25 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 proposal represents the undesirable addition of a second access to serve a single residential dwelling in an area of countryside for which there is no overriding justification. The development would result in the urbanisation of land outside of the defined urban area and would be detrimental to the visual amenities of the streetscene. It is therefore contrary to policies CS16, CS11 and CS17 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.
- 2 The applicant has not demonstrated that adequate visibility splays can be achieved, or proved that the traffic speed is suitable to have a standalone access, and as a result has not demonstrated that the site of the new access would not cause severe danger and inconvenience to users of the adjoining highway. The proposal is therefore contrary to policies CS16, CS19, CS20, and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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.

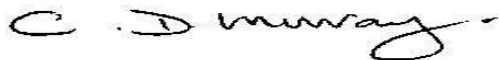
Our Ref: APP/12/01054

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.
- (3) 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

In this instance:

- You sought and were provided with pre-application advice following the withdrawal of the previous application. The advice was that the Local Planning Authority would be unlikely to offer officer support for a resubmission for a second vehicular access for the existing residential dwelling.



Mr Chris Murray
Service Manager (Planning Development)

18 December 2012