



Havant
BOROUGH COUNCIL

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To:
Mr M Singleton
14 Brightside
Waterlooville
PO7 7BA

For: Mr C Young

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

Application Number: APP/12/00644

Site Address: 2A Bulls Copse Lane and 48 Frogmore Lane, Waterlooville

Proposal: Conversion of existing first floor 3 bed maisonette to 1No. 2 bed and 1No. 1 bed flat and construction of two storey side extension to contain new stairwell.

Further to your application received on 25 June 2012, which was valid from 13 July 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:

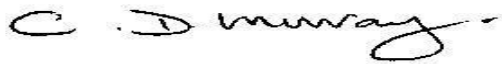
- 1 The proposed development would constitute an undesirable over-intensive use of the site with inadequate car parking and amenity provision for future occupiers. As such the proposal would be out of character with the surrounding area, encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic, detrimental to the amenities of the neighbouring properties and highway safety. The proposal is therefore contrary to policies CS16, and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework .
- 2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy 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 District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

Our Ref: APP/12/00644

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.



Mr Chris Murray
Service Manager (Planning Development)

07 September 2012