



Havant
BOROUGH COUNCIL

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To:
Mr Menendez
McAndrew Martin Ltd
One Links House Fairway Business Centre
Dundas Lane, Portsmouth
PO3 5BL

For: Mr Ness

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

Application Number: APP/12/00969

Site Address: 1 The Thicket, Widley, Waterlooville, PO7 5JL

Proposal: Demolition of existing 2 bed detached bungalow and garage. Construction of 1No. pair of 3 bed semi detached chalet bungalows with integral garages and associated parking and landscaping. (Revised Application.)

Further to your application received on 19 September 2012, which was valid from 11 October 2012, Havant Borough Council as Local Planning Authority **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 Development in the manner proposed would amount to an over-development of the site in that it would give rise to a cramped and congested layout with a contrived plot arrangement and, in the case of Plot 1, inadequate private amenity space, to the detriment of the character and visual amenities of the streetscene. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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.

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.

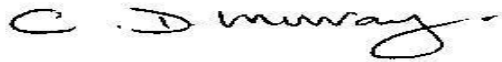
Our Ref: APP/12/00969

- (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, and,

In this instance:

You sought and were provided with pre-application advice.

- (4) Associated with this application a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 12th November 2012 which requires a financial contribution of £3,745 towards transport.



Mr Chris Murray
Service Manager (Planning Development)

08 February 2013