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 D Treagus
Derek Treagus Associates
Flat 3 34 Wimbledon Park Road
Portsmouth
Hants
PO5 2PT

For: Mr R Hart

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

Application Number: APP/12/00157
Site Address: 51 Place Crescent, Waterlooville, PO7 5UP
Proposal: Two storey side and front extension.

Further to your application received on 13 February 2012, which was valid from 24 February 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 two storey side and front extension would have a detrimental impact on the appearance of the building and character of the streetscene and would therefore have an adverse effect on the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Statement, 2012.

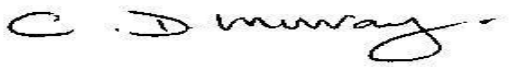
2 On the basis of the limited information available to the Local Planning Authority it has not been established by the applicant that the proposed development could be undertaken in a satisfactory manner without resulting in a detrimental impact to the off site tree situated directly to the front curtilage of the site. The proposal is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012

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.

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)

20 April 2012