



Havant
BOROUGH COUNCIL

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To:
Mr I Reed
Architectural Planning Ltd
1a Nutbourne Road
Sandy Point
Hayling Island
PO11 9RT

For: Mr K Inparajah

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

Application Number: APP/12/00801

Site Address: 35A Sandy Point Road, Hayling Island PO11 9RR

Proposal: Retention of static caravan for residential use.

Further to your application received on 01 August 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 stationing and use of the caravan for residential purposes is contrary to the policies of the Local Planning Authority and represents a form of development which has a prejudicial effect on the character of the locality and on the amenities of conventional residential properties in the vicinity and the amenities of the occupants and any future occupants of the caravan. The proposal is therefore contrary to policies CS16, CS9 and DM4 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 provided sufficient evidence in the form of a relevant flood risk assessment to demonstrate that this proposal is acceptable in terms of the flood risk to the existing and any future occupants. A Sequential Test and Exception Test have also not been applied in this instance. The proposal is therefore contrary to policy CS15 a 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 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/12/00801

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)

14 September 2012