Havant BOROUGH COUNCIL

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To:
Mr J Groom
John Groom Chartered Architect
32A High Street
Emsworth
Hants
PO10 7AW

For: Mr & Mrs A Gardner

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

Application Number: APP/11/01822
Site Address: 31 Park Crescent, Emsworth, PO10 7NT
Proposal: Erection of single storey garage to the front (north) elevation.

Further to your application received on 28 November 2011 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 extension, by reason of its size and projection well-forward of the front wall of the dwelling, and due to the standard of design, which includes roof-pitches which differ from those of the existing house, is considered to be disproportionately long and out of keeping with the elevational treatment of this pair of dwellings. This would therefore detract from the appearance of the premises and the surrounding area, it would also establish a precedent by which a similar extension could be added to the front of the attached neighbour no. 33 Park Crescent, which would intensify this poor relationship with the existing building. The proposal is therefore considered to be contrary to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework 2011, and Planning Policy Statement 1.

2 The proposed extension, by reason of its height, mass and projection well-forward of the front wall of the dwelling and the neighbouring property , no. 33 Park Crescent, would appear intrusive into and overbearing upon the outlook from the neighbouring property. It is considered to be an uneighbourly form of development contrary to Policy CS16 of the Havant Borough Core Strategy 2011, which forms p[art of the Havant Borough Local Development Framework and Planning Policy Statement 1.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework.

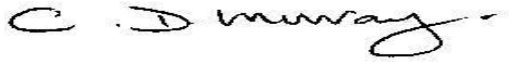
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Other Important Information:

(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) There is an error in the plans in that the front elevation shows a full gable to the garage, while the side elevations suggest a hipped gable.



Mr Chris Murray
Service Manager (Planning Development)

23 January 2012

Our Ref: APP/11/01822