Havant
BOROUGH COUNCIL

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To:
Mr Murray
I J Murray Associates Ltd
173 Rushdene
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Hayling Island
Hants
PO11 0LF

For: Mr Haffenden

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00727
Site Address: 66 Sinah Lane, Hayling Island, PO11 0HJ
Proposal: Erection of detached double garage.

Further to your application received on 11 October 2010 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 garage by reason of its size and prominent forward siting of the main dwelling house would result in a visually intrusive and un-neighbourly addition to the street detrimental to the character of the road and to the outlook and visual amenities of neighbouring occupiers. The proposal is therefore contrary to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

2 The layout and siting of the proposed garage would be likely to result in the damage to trees important in the local landscape and subject to a Tree Preservation Order. As such the proposal would be contrary to saved policy L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development 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.

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.

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(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.

Julia Potter
Executive Head of Planning and Built Environment

06 December 2010

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