



Havant
BOROUGH COUNCIL

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To:
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For: Warner Goodman LLP and Magdala
Building Properties

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

Application Number: APP/12/00958

Site Address: 9-11 St Georges Walk, Waterlooville, PO7 7TU

Proposal: Outline application for construction of a part 2.5, part 3.5 storey building comprising 13 No. 1 and 2 bed apartments following demolition of No's 9 and 11 St Georges Walk.

Further to your application received on 13 September 2012, which was valid from 09 October 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 development would result in the loss of B1 employment floorspace, and insufficient evidence has been supplied to demonstrate that it is no longer fit or viable for that purpose, Nor has it been clearly demonstrated that the site is no longer suitable for other forms of use or development which provide employment and economic activity. Therefore the development does not contribute positively to the provision of a sustainable mix of uses in Waterlooville Town Centre as part of the regeneration of this centre. The proposal is therefore contrary to the provisions of Policies DM3 and CS6 of the Havant Borough Local Plan (Core Strategy) 2011, which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 2 The proposed building would be harmful to the streetscene and character of the area by reason of its siting, height, scale and bulk, particularly at the frontage of St Georges Walk, where it would lie forward of neighbouring buildings, creating an intrusive and bulky appearance and at the frontage of Portland Road where it would create a heavily built-up frontage and the creation of a tunnel-like appearance. This poor relationship would be emphasised by the predominance of forecourt parking, and the choice of materials and fenestration, which are not considered to respond positively the local character. The proposal is therefore contrary to the provisions of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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- 3 The proposal makes no provision for or contribution towards Affordable Housing to meet needs in the Borough. It is therefore contrary to the provisions of Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011, which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The proposed building would be harmful to the streetscene and character of the area by reason of its siting, height, scale and bulk, particularly at the frontage of St Georges Walk, where it would lie forward of neighbouring buildings, creating an intrusive and bulky appearance and at the frontage of Portland Road where it would create a heavily built-up frontage and the creation of a tunnel-like appearance. This poor relationship would be emphasised by the predominance of forecourt parking, and the choice of materials and fenestration, which are not considered to respond positively the local character. The proposal is therefore contrary to the provisions of Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure, which seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to Policies CS21 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 The proposal, without completion of the appropriate binding arrangements, is contrary to the Council's approved policy, which seeks to secure an appropriate provision of playing space for new development or alternatively making financial contributions to the provision of improvement of playing space off-site. The development proposed would not provide satisfactory provision of playing space, either on the site or off the site, to meet the needs of the new residents. The proposal is therefore contrary to saved policy R17 of the Havant Borough Local Plan 1995-2011 and policies CS1 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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.

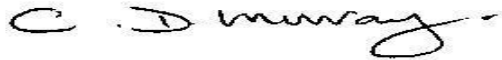
Other Important Information:

- (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.

- (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:

- Your Client sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit and consultation responses.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

19 December 2012