



Havant
BOROUGH COUNCIL

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To:
Mr Oliver
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For: Mr Burton

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

Application Number: APP/12/01302

Site Address: 111 London Road, Cowplain, Waterlooville

Proposal: **Erection of 2No. 1 bed bungalows utilising existing access from London Road, and underground pumping station.**

Further to your application received on 12 December 2012 which was valid from 17 January 2013 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 by virtue of its layout, form, lack of private amenity space and the size of the plots, results in a cramped and contrived form of development which is at odds with the established development pattern of the locality contrary to the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 2 The plot layouts of the proposed dwellings would result in unacceptable amenity space and living conditions due to noise, activity and disturbance to the future occupants and is therefore contrary to Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 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 and the National Planning Policy Framework 2012.

Our Ref: APP/12/01302

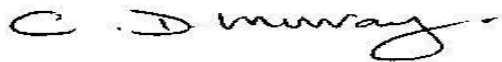
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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:

- You sought and were provided with pre-application advice.
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

11 March 2013