Havant BOROUGH COUNCIL

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To:
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For: Mr J Evans

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

**Application Number:** APP/11/01542
**Site Address:** 110 Hambledon Road, Waterlooville, PO7 6UT
**Proposal: Outline application for the demolition of existing dwelling and the construction of 2No. pairs of semi-detached 3 bed houses utilising access onto Hambledon Road, with all matters reserved. (Resubmission.)**

Further to your application received on 13 October 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 From the information submitted, it is considered that the proposed dwellings are likely to have a narrow and tall character with restrictive plot widths which would result in a cramped and incongruous form of development that conflicts with the character and appearance of the established pattern of development within the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

2 From the information provided it is considered the proposed dwellings so close to the adjacent residential property (112a Hambledon Road) would have a detrimental impact upon the visual outlook, available light and amenities of the occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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, in accordance with Planning Policy Guidance 13, 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

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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.

(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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

08 December 2011

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