



Havant
BOROUGH COUNCIL

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To:
Mr Thackeray
Walshingham Planning
Bourne House
Cored End Road
Bourne End SL8 5AR

For: Premier Inn Limited

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

Application Number: APP/13/00066

Site Address: Motel, 65 Bedhampton Hill, Havant, PO9 3JN

Proposal: Two storey extension to hotel with alterations to car park.

Further to your application received on 24 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 It has not been sufficiently established by the applicant that the required car parking spaces could be constructed without the loss of tree and vegetation screening to both the eastern boundary of the application site and the western boundary of the adjacent dwelling, No.42 Bedhampton Hill. The resultant loss of screening would be likely to give rise to direct overlooking of No.42 to the detriment of the amenities of the occupants of this property. The loss of screening would also be detrimental to the setting of No.42 as a local historical asset.
The proposal is therefore contrary to policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 It has not been demonstrated that the layout and siting of the proposed parking would not be likely to result in a loss of trees important in the local landscape and subject to a Tree Preservation Order. The development is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 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.

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.

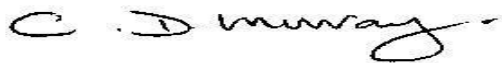
Our Ref: APP/13/00066

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 on 12 February 2013
- Revised proposals and additional information have been submitted by you and feedback has been given on those proposals/information
- You have been invited to submit revised proposals as a 'free go' resubmission to try to resolve the issues raised in this refusal



Mr Chris Murray
Service Manager (Planning Development)

20 March 2013