Havant
BOROUGH COUNCIL

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To:
Mr Konas
32 Sanderling Lodge
Rope Quays
Mumby Road
Gosport, Hants
PO12 0LE

For: Mr & Mrs Jenkins

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00670
Site Address: 113 Havant Road, Hayling Island, PO11 0LE
Proposal: Two storey and first floor level rear extensions and part single, part two storey side/front extension.

Further to your application received on 27 September 2010 which was valid from 22 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 side extension would by reason of its size, scale and siting relative to the side boundary create a cramped form of development on this site virtually across the full width of the plot resulting in a loss of space around the property and detrimental to the streetscene and detrimental to the visual amenities of the area. As such the proposal would be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statement 1.

2 The proposed rear extension would by reason of its size, design and rearward projection relative to the boundary with No.107 Havant Road create an un-neighbourly and intrusive form of development detrimental to the residential, visual amenities and privacy of the occupiers of this neighbouring property. As such the proposal would be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statement 1.

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.

Our Ref: APP/10/00670

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.

Julia Potter
Executive Head of Planning and Built Environment

15 December 2010

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