Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mr M Critchley
Martin Critchley Consultants Ltd
7 North Street
Havant
PO9 1PW

For: Mr M Ripley

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

Application Number: APP/12/00048
Site Address: 89 Station Road, Hayling Island, PO11 0EE
Proposal: Erection of a two storey detached building with a flat at first floor level and garaging at ground floor level.

Further to your application received on 12 January 2012, which was valid from 19 January 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 dwelling, by reason of its size, scale and position within the site would appear as an unrelated feature within the streetscene, out of keeping with the prevailing pattern of development, and by reason of its forward projection in relation to No. 91 Station Road would give rise to a visually intrusive feature within the streetscene. This would be contrary to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

2 The proposed building, by reason of its position and forward projection in relation to No. 91 Station Road would represent an over-bearing and unneighbourly form of development to that property, which would lead to a loss of amenity for the occupiers of that dwelling that would suffer loss of outlook. This would be contrary to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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.

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)

16 March 2012

Our Ref: APP/12/00048