



Havant
BOROUGH COUNCIL

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To:
Mr J Pike
2 Helen's Close
Southsea
Portsmouth
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For: Mr R Ball

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

Application Number: APP/12/00496

Site Address: 2 St Peters Avenue, Hayling Island, PO11 0SA

Proposal: Outline application for erection of 1No. chalet bungalow with all matters reserved.

Further to your application received on 10 May 2012, which was valid from 04 September 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 proposal represents the undesirable addition of a dwelling in an area of countryside for which there is no overriding justification. It is therefore contrary to policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.
- 2 The proposed development would result in a new dwelling outside the built up area without special justification and would detract from the established pattern of development to the south of St Peters Avenue and be harmful to the attractive semi-rural character of the area. Furthermore the development would be located in an unsustainable location where the occupiers of the dwelling would be likely to have an over reliance on the private car. The development would therefore conflict with policies CS9, CS16, CS17, DM11 and DM12 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, DM11 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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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.



Mr Chris Murray
Service Manager (Planning Development)

30 October 2012