



Havant
BOROUGH COUNCIL

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To:
Mr Dean
81 Rival Moor Road
Petersfield
GU31 5HX

For: Mr Coates

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

Application Number: APP/12/01102

Site Address: 15 Morley Crescent, Waterlooville, PO8 8JG

Proposal: Demolition of existing single storey rear conservatory. Construction of new two storey rear extension and front entrance porch.

Further to your application received on 22 October 2012, which was valid from 31 October 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 two-storey extension by reason of its height and mass would result in an excessive building bulk and an overbearing form of development adjacent to existing residential properties (14 and 16 Morley Crescent), detrimental to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.
- 2 The proposed two-storey extension would result in development at a 2-storey height across the whole width of the plot, resulting in overshadowing and loss of light and outlook to the occupiers of the neighbouring property (14 Morley Crescent). The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

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.

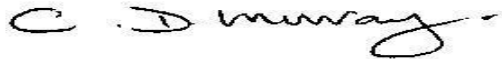
Our Ref: APP/12/01102

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 were updated about issues after the initial site visit,



Mr Chris Murray
Service Manager (Planning Development)

19 December 2012