



Havant
BOROUGH COUNCIL

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To:
Mr J Smith
10 Long Street
Devizes
SN10 1NJ

For: Ms S Bowler

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

Application Number: APP/12/01059

Site Address: 41 Hulbert Road, Havant, PO9 3TA

Proposal: Demolition of existing 3 bed bungalow. Construction of 1No. two storey 6 bed house with new 2m fence and gates to front elevation.

Further to your application received on 11 October 2012, which was valid from 19 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 development by reason of its size and degree of site coverage would result in a development across virtually the entire width of the available plot in a manner at odds with the prevailing pattern of development in the locality. The development would therefore represent an incongruous feature to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 2 The proposed development would result in an excessive building bulk adjacent to no. 43 Hulbert Road, detrimental to the visual outlook and amenities of the occupier of this property. Furthermore, the proposed windows on the east elevation are likely to give rise to overlooking of no. 43 Hulbert Road which would also be to the detriment of the amenities of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework 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.

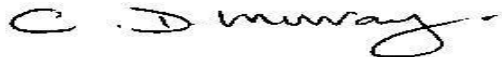
Our Ref: APP/12/01059

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.

In this instance:

- You were updated about concerns after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

14 December 2012