



Havant
BOROUGH COUNCIL

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To:
Mr Jupp
Stephen Jupp MRTPI
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For: Mr Green

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

Application Number: APP/12/00499

Site Address: 89 London Road, Cowplain, Waterlooville, PO8 8XB

Proposal: **Erection of 1No. two bed house with new vehicular access from Summerhill Road.**

Further to your application received on 14 May 2012, which was valid from 31 May 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 virtue of its layout, form, lack of private amenity space and the size of the plot results in a cramped and contrived form of development which is at odds with the established development pattern of the area which would significantly and adversely affect the character of the locality contrary to the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 2 The proposed development by virtue of its size and position close to the boundary with the residential property to the south, and the presence of a proposed first floor window would appear overbearing and lead to loss of privacy, which would be detrimental to neighbouring amenities and contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 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, 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 National Planning Policy Framework, March 2012.

Our Ref: APP/12/00499

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough (Local Plan) Core Strategy 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)

06 July 2012