



Havant
BOROUGH COUNCIL

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To:
Mr & Mrs Mathews
27 Hart Plain Avenue
Waterlooville
Hants
PO8 8RX

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

Application Number: APP/12/00243

Site Address: 27 Hart Plain Avenue, Waterlooville, PO8 8RX

Proposal: Single storey rear extension; raise roof to provide first floor accommodation with side dormers.

Further to your application received on 06 March 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:

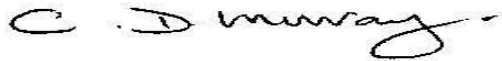
- 1 The proposed extension, by reason of its height, bulk and length, which would lie extensively to the rear of no. 29 Hart Plain Avenue would result in overbearing and overly-dominant form of development and by reason of the additional upper windows would have a significant increase of the degree of overlooking of the neighbouring 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 National Planning Policy Framework 2012.
- 2 The proposed substantial increase in the size of the roof together with the number, size and varied design of dormer windows, would result in an large building mass and somewhat unbalanced design, which would be out of keeping with the character of the streetscene and would therefore have an adverse effect on 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 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 saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

Our Ref: APP/12/00243

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)

01 May 2012