



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mr Yorke
Chris Yorke Design & Architectural Services
Tigh Mor Southgore Lane
North Leverton
Retford
DN22 0AA

For: Mr & Mrs Greenwood

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

Application Number: APP/12/01055

Site Address: 76 Southwood Road, Hayling Island, PO11 9QF

Proposal: Demolition of existing 1 1/2 storey dwelling and construction of 1No. two storey, 4 bed house and new double garage to front.

Further to your application received on 09 October 2012, which was valid from 18 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 dwelling by reason of its design, bulk, height and coverage at a 2-storey height across virtually the whole width of the plot in a prominent location would result in a cramped and incongruous development to the detriment of the visual amenities and spatial characteristics 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 garage by reason of its height in a prominent position on the frontage of the site would be an incongruous feature within the streetscene 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.
- 3 The proposed balcony is likely to give rise to direct overlooking of the adjacent property to the detriment of the amenities of the occupants of these properties. 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/12/01055

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)

29 November 2012