Havant BOROUGH COUNCIL

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To:
Mr Laurenson
ADP Architects Ltd
Richmond Court 94 Botley Road
Park Gate
Southampton
SO31 1BA

For: Mr Wilson

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

Application Number: APP/11/01875
Site Address: 40 Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: Erection of 4No. dwellings with associated parking and landscaping following demolition of existing dwelling.

Further to your application received on 15 December 2011, which was valid from 20 December 2011, 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 Development of the site to the density proposed would amount to a cramped and congested layout, in that it would result in a predominance of buildings, hardstanding, provision for parking and a lack of landscaping detrimental to the character and appearance of the locality with a detrimental impact upon the amenity of the occupiers of the neighbouring residential property (No.38 Hart Plain Avenue) and future occupants of the development. As such the proposal is contrary to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

2 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 Planning Policy Guidance 13.

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.

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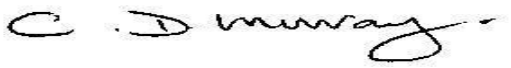
Other Important Information:

(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)

14 March 2012

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