Civic Offices
Havant
Hampshire PO9 2AX

To:
Stephen Bromley Associates
5 West Street
Shoreham by Sea
West Sussex
BN43 5WF

For: Mr K Lambe

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

Application Number: APP/11/01180
Site Address: Land adjacent to 2 St Christophers Road, Havant, PO9 3TP
Proposal: Construction of 1No. 3 bed semi-detached (end of terrace) house with access from Ernest Road.

Further to your application received on 24 June 2011, which was valid from 14 July 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 Notwithstanding the amended plans, the proposed development, by reason of its size and design, would be an incongruous feature within the streetscene to the detriment of both the terrace to which it would be attached as well the character of the area generally. Furthermore the design of the dwelling would not provide a high quality design which responds positively to its context. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the 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 Contributions 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250
Block Plan 1:500
Dwg No: 9462/1 - Plans and Elevations
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

In coming to its decision the Council considered plans and other documents submitted with 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.

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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

05 December 2011

Our Ref: APP/11/01180