Havant BOROUGH COUNCIL

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To:
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Andrew Ockwell Design
11 Solent Road
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PO20 8DJ

For: Mrs K Spraggs

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

Application Number: APP/11/01030
Site Address: Sinah House, Ferry Road, Hayling Island, PO11 0DG
Proposal: Demolition of first floor bay window and construction of first floor balcony to rear. Construction of extended terrace to ground floor rear elevation incorporating new stairs to basement. New front porch. Changes to front and rear fenestration. Cladding to south west, north east and north west elevations with western red cedar boarding. Demolition of existing 2.6m front boundary wall and replace with new wall in paddlestone with red cedar boarding and a sliding gate.

Further to your application received on 16 May 2011, which was valid from 20 May 2011, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

1 The proposed front boundary wall by reason of its forward siting and prominent location abutting the highway would be intrusive 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 Planning Policy Statement 1.

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.

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(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)

27 October 2011