

To:
Mr P Harris
Fern House
Mill Lane
Langstone
Havant Hants
PO9 1RX

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS
1999
Refusal of Consent

Application Number: APP/10/00796

Site Address: Fern House, Mill Lane, Langstone, Havant, PO9 1RX

Proposed Tree Works: Fell 2No. Sycamores trees and 1No. Ash tree. All subject to TPO 1661.

Further to your application received on 27 October 2010 Havant Borough Council, as Local Planning Authority, **Refuses Consent** for the above works.

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

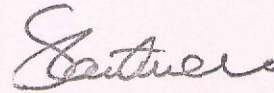
- 1 In the opinion of the Local Planning Authority, the trees make a positive contribution to the character and appearance of Mill Lane, which is part of the Mill Lane Conservation Area. Trees were retained as part of the original development of Fern House and their removal of these trees will have a negative impact on the character and appearance of the Conservation Area; the Authority is not convinced that there is sufficient justification of their removal to outweigh this negative impact. The proposal is therefore contrary to policy L6 of the Havant Borough District-Wide local plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 & 5.

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

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 (Trees) Regulations. It does not relate to any other application that may be required under the Town and Country Planning Acts, 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 6015.

- (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.



Julia Potter
Executive Head of Planning and Built
Environment

22 December 2010