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 Helyer
Helyer Design Ltd
1 The Old Flour Mill Queen Street
Emsworth
Hants
PO10 7BT

For: Mr Hatton

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

Application Number: APP/12/00138
Site Address: 551 Southleigh Road, Emsworth, PO10 7TF
Proposal: Construction of 1No. 2 bed house with associated car parking and landscaping.

Further to your application received on 03 February 2012, which was valid from 13 February 2012, and amended on 15 May 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 development, by reason of its siting, design and scale, would have an unacceptable overbearing and unneighbourly impact on the amenities of the adjacent residential properties to the east of the site, and would appear as an incongruous feature in the streetscene of Southleigh Road to the detriment of the character of the area. As such the proposal is considered to be 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, March 2012.

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 The National Planning Policy Framework, March 2012.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough Core Strategy 2011 which forms part of the 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.



Mr Chris Murray
Service Manager (Planning Development)

07 June 2012

Our Ref: APP/12/00138