Havant
BOROUGH COUNCIL

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To:
Mr P Walker
Island Design
182 Sea Front
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PO11 9AN

For: Mr Link

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

Application Number: APP/11/00309
Site Address: 23 Padnell Road, Waterlooville, PO8 8DZ
Proposal: Construction of 1No. 3 bed bungalow. (Revised application.)

Further to your application received on 22 March 2011 which was valid from 28 March 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 The siting of the car parking spaces for the proposed dwelling would result in a detrimental impact upon the quiet enjoyment of the existing property (No.23 Padnell Road) and No. 25 Padnell Road by reason of increased noise, activity and disturbance. The proposal is therefore 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 development would substantially increase the built-up appearance of the site, including a paved and fenced access leading to a new dwelling at the rear, which would be visible from the streetscene, in addition to the existing hard surfaced area to the front of the existing house. This would be harmful to the character of the area and the streetscene of Padnell Road. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 3.

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, 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.

Julia Potter
Executive Head of Planning and Built Environment

23 May 2011

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