Havant
BOROUGH COUNCIL

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For: Mr and Mrs P Peacock

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

Application Number: APP/11/00144
Site Address: 34 Gladys Avenue, Cowplain, Waterlooville, PO8 8HT
Proposal: Construction of 1No. 3 bed detached house with new vehicular access from Gladys Avenue. (Resubmission.)

Further to your application received on 10 February 2011, which was valid from 07 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 limited size, shape and location of the plot does not allow for development of a standard compatible with the existing surrounding development, appearing cramped and overdeveloped alongside dwellings in more substantial plots and the proposed development would, therefore, be detrimental to the character and the 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.

2 The proposal would result in two storey development and first floor windows to a habitable room in proximity to the side boundaries resulting in loss of outlook and privacy to the amenities of the adjoining properties to the detriment of their residential amenities. The use of the limited outdoor amenity space and the lengthy driveway immediately beside neighbouring boundaries, together with the vehicle parking and manoeuvring space in front of the proposed dwelling, would also lead to noise and disturbance to neighbouring properties. 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.

3 The submitted Arboricultural Report does not adequately demonstrate that the layout and siting of the proposed development would not result in damage to the mature Oak tree on the adjoining site, which is an important feature in the local landscape. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

4 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 Planning Policy Guidance 13.

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.

Julia Potter
Executive Head of Planning and Built Environment

06 May 2011