



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 & Mrs Glancy
4 Tansy Close
Waterlooville
Hants
PO7 8HL

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

Application Number: APP/12/00552

Site Address: 4 Tansy Close, Waterlooville, PO7 8HL

Proposal: Single storey side and two storey front extensions.

Further to your application received on 28 May 2012, which was valid from 30 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 two storey extension would be an overbearing form of development directly adjacent to an existing residential property, resulting in overshadowing and loss of light and outlook to the occupiers/owners of the neighbouring property (No.3 Tansy Close). The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 2 The combination of a single storey and two storey extension would constitute an over development of the site resulting in a loss of space about the building to the detriment of the character of the area and resulting in unsatisfactory and cramped amenity space for the occupants/owners of No.4 Tansy Close. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, 2012.
- 3 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications which would be harmful to the appearance, character and amenities of the area. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, 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 Local Plan (Core Strategy) 2011, forming part of the Havant Borough Local Development Framework.

Our Ref: APP/12/00552

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)

25 July 2012