Havant
BOROUGH COUNCIL

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To:
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For: Mrs E Prior

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00240
Site Address: 27 Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: Construction of 1No. 2 bed bungalow with new access to Firs Avenue.

Further to your application received on 04 June 2010, 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 size and depth of the plot would not allow for development of a standard compatible with the existing surrounding development. As such the propsoal would be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

2 The proposed development by reason of its siting and mass,would be overbearing and result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook, privacy and amenities of the occupier of this property. As such the propsoal would be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

3 The proposed development by reason of its design with limited fenestration onto Firs Avenue would not address the street scene and would be inconsistent with the character of the exisitng development. As such it would be an incongruous feature within the street scene to the detriment of the visual amenities of the area and contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

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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.

Mrs J A Batchelor
Head of Development & Technical Services

30 July 2010

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