



Havant
BOROUGH COUNCIL

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To:
Mr M Durrant
10 Wittering Road
Hayling Island
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PO11 9SP

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

Application Number: APP/11/00166

Site Address: 10 Wittering Road, Hayling Island, PO11 9SP

Proposal: Construction of new external staircase to existing flat roof to rear elevation
and new balcony rail and decking.

Further to your application received on 15 February 2011, which was valid from 22 February 2011, Havant Borough Council as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed development is likely to give rise to direct overlooking and a loss or privacy to No. 12 Wittering Road, to the detriment of the amenities of the occupants of this property. 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.

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.

Awing

Julia Potter
Executive Head of Planning and Built
Environment

15 April 2011