Havant BOROUGH COUNCIL

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To:
Mr Flynn
BJC Planning Solutions
3 Pembroke Road
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For: Mr Tobin

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

**Application Number:** APP/12/00178
**Site Address:** 4 Ivydene Gardens, Cowplain, Waterlooville, PO8 8NP
**Proposal: Construction of detached double garage and conversion of integral garage to living accommodation.**

Further to your application received on 16 February 2012, which was valid from 05 March 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 detached double garage would, by reason of its size, siting and position give rise to a cramped visual appearance and would be detrimental to the character of the street-scene and be harmful to visual amenity and would be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy).

2 Insufficient information has been provided in respect of the impact of the proposed garage on surrounding Protected Trees, specifically in terms of damage to their root systems due to construction. In the absence of this information it is considered that the development would be harmful to these trees and would be contrary to Policy DM8 of the Havant Borough Local Plan (Core Strategy).

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 and The Nation Policy Framework March 2012.

**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.

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(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)

11 May 2012