Havant
BOROUGH COUNCIL

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For: Mr Frettsome

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00083
Site Address: 32 Park Lane, Bedhampton, Havant, PO9 3HL
Proposal: Proposed two storey rear extension.

Further to your application received on 23 April 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 proposed development by reason of its bulk and design would be out of keeping with the elevational treatment of the pair of dwellings to which No.32 belongs and, by virtue of its prominent location, would appear as an incongruous feature to the detriment of the visual amenities of the area. As such the development 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, Policy BE1 of the South East Plan, and PPS1 of Planning Policy Statement.

2 The proposed development would result in an excessive building bulk adjacent to existing residential properties directly to the rear of the site and adjoining the site to the north, and would be detrimental to the visual outlook, privacy and amenities of the occupiers of these properties. As such the development 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, Policy BE1 of the South East Plan, and PPS1 of Planning Policy Statement.

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.

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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

18 June 2010

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