Havant BOROUGH COUNCIL

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To:
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51 Catherington Lane
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For: Mr Ferguson

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

Application Number: APP/11/01774
Site Address: 12 Fairlea Road, Emsworth, PO10 7SX
Proposal: Loft conversion incorporating dormers to east and west elevations. Two storey rear extension with new gable end. Single storey side extension. (Revised application.)

Further to your application received on 16 November 2011, which was valid from 21 November 2011, 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 would result in an excessive and overbearing bulk adjacent to the existing dwelling to the east and would cause loss of light to important side-facing windows, detrimental to the visual outlook and amenities of the occupier to 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.

2 The proposed first floor window in the rear extension on the north (rear) facing elevation would lead to direct overlooking of most of the rear area of the adjacent property to the north and the proposed dormer windows to the east side of the building would lead to direct overlooking of the side windows and part of the outdoor area on the adjacent property to the east. These overlooking impacts would be detrimental to the amenities of the occupants of the neighbouring properties. 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.

3 The proposed dormer windows on both sides of the building would relate poorly to the architectural form of the building, which comprises a bungalow with a fully-hipped roof, in a street with numerous other fully hipped properties. The 'box-like' appearance of the resulting roof form is considered to have a detrimental effect on the appearance of the building and character of the streetscene. This would be 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 regard to 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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

16 January 2012