Havant
BOROUGH COUNCIL

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To:
Mr Gard
ACE Designs
143 Station Road
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GU33 7AJ

For: Mr G Abraham

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00294
Site Address: 32A Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: Raise ridge to form first floor extension to dwelling. Replacement garage and new greenhouse/store. (Revised application.)

Further to your application received on 17 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 proposed development would result in an excessive building bulk adjacent to existing residential properties, detrimental to the visual outlook and amenities of the occupier of those properties. As such the proposal 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 windows on the front and side elevations are likely to give rise to a greater degree of overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. As such the proposal 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.

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

20 August 2010