



To:
Mr D Stead
29 Fraser Road
Havant
Hants
PO9 3EJ

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

Application Number: APP/11/00255

Site Address: 29 Fraser Road, Havant, PO9 3EJ

Proposal: Two storey rear extension. New front porch.

Further to your application received on 11 March 2011, which was valid from 06 June 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 extension, which incorporates a flat roof, is considered to be of poor design and out of keeping with the elevational treatment of the existing dwellings. It would therefore be harmful to the character and appearance of the building, the terrace and the surrounding area. 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 extension would by reason of its height, mass, bulk, excessive depth and proximity to the boundary be harmful to the residential amenities, outlook from and light available to the occupiers of No. 31 Fraser Road. 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.

Julia Potter
Executive Head of Planning and Built
Environment

21 July 2011