Havant BOROUGH COUNCIL

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Helyer Design Ltd
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For: Mrs Roonan

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

Application Number: APP/11/01556
Site Address: 47 Southleigh Road, Havant, PO9 2QQ
Proposal: Demolition of existing single detached garage and single storey extension. Construction of two storey extension incorporating new integral double garage, pool and basement, and second floor extension and roof terrace.

Further to your application received on 17 October 2011, which was valid from 01 November 2011, Havant Borough Council, as Local Planning Authoriy, **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 to the north and west of the site, detrimental to the visual outlook, light available to and amenities of the occupiers of these 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.

2 The proposed addition of a terrace to the roof would be out of keeping with the character of development in the locality and would therefore have an adverse effect on the character and visual amenities of the 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.

3 The proposed balcony is likely to give rise to direct overlooking of No. 43 Southleigh Road to the detriment of the amenities of the occupants of 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.

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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

08 March 2012

Our Ref: APP/11/01556