Havant
BOROUGH COUNCIL

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To:
Mr Barlow
The Steven Barlow Partnership
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Kingston
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For: Mr Cameron

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00226
Site Address: 32 Selsmore Road, Hayling Island, PO11 9LD
Proposal: Removal of conservatory and front porch, new roof extension incorporating raising of ridge to provide first floor, ground floor front and rear extensions, associated internal alterations and new open car port to frontage.

Further to your application received on 01 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 by reason of its siting, design, height, mass, bulk and proximity to the boundary lead to an overbearing and unneighbourly form of development harmful to the residential amenities of the properties to the east and west of the application site. Furthermore the proposal would lead to the loss of light in particular to the rear of No.30 Selsmore Road. The proposal therefore conflicts with the policies of the Development Plan and in particular saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework together with Planning Policy Statement 1.

2 The proposed development would by reason of siting, design, height and proximity to the boundary, result in the loss of the existing gaps at first floor level between properties. This would lead to a cramped appearance to the building to the harm of the character and appearance of the area detracting from established pattern of development. The development would therefore conflict with the policies of the Development Plan and in particular saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework together with 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, as amended by plans received on 20 July 2010 and as supplemented by additional information received on 21 June 2010.

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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

27 July 2010

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