Havant
BOROUGH COUNCIL

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To:
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For: Mr & Mrs Saunders

Ref No.: APP/10/00961

Town and Country Planning Act 1990: Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995
Article 24
REFUSAL TO GRANT CERTIFICATE OF LAWFUL DEVELOPMENT

Havant Borough Council, as Local Planning Authority, **REFUSES** to certify that on 29 November 2010 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged black on the plan attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1 It is considered that the proposal does not comply with the criteria outlined in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, in that the proposed extension, in combination with an existing side extension has a width greater than half the width of the original dwelling house, and to construct the extension without the benefit of a specific grant of planning permission would therefore be unlawful.

Executive Head of Planning and Built Environment

01 February 2011

FIRST SCHEDULE:

This decision relates to the following development:
Demolition of existing conservatory and construction of a single storey rear extension incorporating rooflights as described in the written particulars, plans and other documents submitted with your application, as supplemented by additional information and plans received on 18 January 2011.

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SECOND SCHEDULE:

This decision relates to land at 20 Ferndale, Waterlooville, PO7 7NZ, as shown edged black on plan number WD-2127-01 Rev C attached to this certificate.

OTHER IMPORTANT INFORMATION:

(1) Your attention is drawn to the attached information regarding your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision. See www.planningportal.gvo.uk/pcs.

(2) In view of this refusal by the Council to grant the certificate applied for, the use/ development specified above on land specified above may be liable to formal enforcement action under Section 172 of the 1990 Act unless it has the benefit of a separate and valid 'planning permission' for it under the same Act.