Havant BOROUGH COUNCIL

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To:
Mr Bengree
McAndrew Martin
One Links House
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For: Mr Simpson

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

Application Number: APP/12/00066
Site Address: 208 London Road, Waterlooville, PO7 7AN
Proposal: Erection of 3No. dwellings consisting of 1No. 3 bed detached chalet bungalow and 1No. pair of 4 bed semi-detached houses with new vehicular access from London Road and associated parking and landscaping. Refurbishment of existing farmhouse; removal of existing rear extensions and restoration of original form.

Further to your application received on 19 January 2012, which was valid from 09 February 2012, 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 Development of the site in the manner proposed would amount to over-development, giving rise to unsatisfactory plot sizes and to a cramped and congested layout and adversely affect the setting of the existing locally listed building within the site. The proposal is therefore contrary to policies CS16 and CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

2 The proposed development would result in an excessive building mass and bulk adjacent to No.208a London Road, harmful to the visual outlook of this property and resulting in an unacceptable loss of light. Furthermore the proposed dormer windows within the rear roof of plots 3 and 4 are likely to give rise to direct overlooking into this dwelling to the further 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 The National Planning Policy Framework, March 2012.

3 Having regard to the siting of the car parking and turning area to the rear of the plot, the proposed development would be detrimental to the quiet enjoyment of No.208a London Road and No.2 Farm Lane Close. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

In coming to its decision the Council considered plans and other documents submitted with regard to 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 and The National Planning Policy framework, March 2012.

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.

(3) You are advised that comments were submitted by Southern Water with regard to the proximity of Plot 2 to a public 450mm surface water sewer and that development should not be within 3.5 metres of this sewer. For further information please refer to consultation response on the planning file from Southern Water dated 9/03/2012.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

05 April 2012