Havant BOROUGH COUNCIL

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To:
Mr J Durkin
47 Cherish House
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For: Mr J Gannon

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

Application Number: APP/11/01068
Site Address: 2 Washington Road, Emsworth, PO10 7NN
Proposal: Demolition of existing garage and boiler room. Construction of two storey side extension.

Further to your application received on 27 May 2011, which was valid from 20 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 side extension, by reason of its position and fenestration, would give rise to serious and adverse levels of overlooking to the private rear gardens of Nos. 33 and 33a Victoria Road, Emsworth, which would be harmful to the amenities of these properties and detrimental to the enjoyment of current or future occupiers of these dwellings. The application is therefore contrary to Policy CS16 of the Havant Borough Adopted Core Strategy.

2 The proposed side extension, by reason of its size, projection and bulk would represent an overbearing and unneighbourly addition and be detrimental to the amenities of neighbouring properties (in particular Nos. 33 and 33a Victoria Road). This would be contrary to Policy CS16 of the Havant Borough Adopted Core Strategy.

In coming to its decision the Council considered plans and other documents submitted with regards 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.

Our Ref: APP/11/01068

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

28 September 2011