



To:
Mr Jeacock
54 Rails Lane
Hayling Island
Hants
PO11 9LW

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

Application Number: APP/11/00064

Site Address: 54 Rails Lane, Hayling Island, PO11 9LW

Proposal: Loft conversion incorporating dormer to north elevation and new rooflight to south elevation.

Further to your application received on 21 January 2011 which was valid from 27 January 2011 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed dormer on the north facing roof slope are likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. It would therefore be contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework: and Planning Policy Statements/Guidance.

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

21 March 2011