Havant BOROUGH COUNCIL

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To:
Mrs J Campbell
10 Rownhams Road
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**The Town and Country Planning (Development Management Procedure) (England) Order 2010**
**Refusal of Planning Permission**

**Application Number:** APP/11/01017
**Site Address:** 10 Rownhams Road, Havant, PO9 4QB
**Proposal: Retrospective application for use of lodge to rear of garden as additional bedroom accommodation.**

Further to your application received on 10 May 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 Having regard to the modest plot size of the application site, its relationship to surrounding residential properties and the nature of the development applied for, it is not considered that the lodge is appropriate for primary living accommodation as it is likely to have an adverse impact on adjoining residents and will not provide adequate living conditions for the current occupiers. Furthermore, an approval for the proposal will create an undesirable precedent which would make it difficult to.refuse similar further applications. The development is therefore contrary to adopted policy CS16 of the Havant Borough Core Strategy 2011, and the provisions of PPS1.

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.

**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

25 August 2011

Our Ref: APP/11/01017