

To:
Mr M Bowling
27 Haven Road
Hayling Island
Hants
PO11 9RY

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

Application Number: APP/11/00012

Site Address: 27 Haven Road, Hayling Island, PO11 9RY

Proposal: Retention of picket style fence at 1.2m high including double gates and piers to existing vehicular access to south boundary. New vehicular access with double gates and piers at 1.8m high also to south boundary and close boarded fence of 1.8m to east boundary.

Further to your application received on 24 December 2010 which was valid from 19 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 1.8 metre high vehicular gates, by reason of their height and solid design, comprise incongruous features within the streetscene to the detriment of the visual amenities of the area. The development is therefore 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 coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough Core Strategy 2011.

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.

A handwritten signature in black ink, appearing to read 'Julia Potter', with a stylized flourish at the end.

Julia Potter
Executive Head of Planning and Built
Environment

04 May 2011