Havant
BOROUGH COUNCIL

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To:
Mr Miah
70 Hambledon Road
Waterlooville
PO7 6UP

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

Application Number: APP/12/00020
Site Address: 1A Milton Road, Waterlooville, PO7 6AB
Proposal: Rear extension, first floor extension and canopy to front.

Further to your application received on 06 January 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 The proposed extension by reason of its height, depth and proximity to the neighbouring dwelling at No.1 Milton Road, which contains important windows to its side elevation, would adversely affect the outlook from, and light available to, the occupier of the adjacent residential 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 Planning Policy Statement 1.

2 The proposed extension by reason of its height, depth and proximity to the neighbouring dwelling at No.1 Milton Road and the boundaries with No's 70-74 Hambledon Road would result in an excessive building bulk detrimental to the outlook and visual amenities of neighbouring occupiers. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

3 The proposed windows on the North-East side and South-West side and rear elevations would give rise to direct overlooking of adjacent properties to the detriment of the privacy and amenities of neighbouring. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

4 The proposed extension, by reason of its height, depth and width would result in a building of significantly greater mass than the predominant form of development in the area. It would retain little space around the building, by comparison with the existing development on the site and other dwellings in the vicinity. The development would therefore appear cramped and out of keeping with the streetscene and area and leave little space for planting and the amenities of future occupiers. It is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the 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 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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

12 March 2012

Our Ref: APP/12/00020