Havant
BOROUGH COUNCIL

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To:
Mr Page
Watkins Wood Surveyors
37 North Street
Emsworth
Hants
PO10 7DA

For: Mr & Mrs Kidson

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00335
Site Address: 9 Highland Road, Emsworth, PO10 7JL
Proposal: Proposed single storey side and rear extension, after demolition of existing garage.

Further to your application received on 30 June 2010 which was valid from 06 July 2010 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 length, which extends up to two boundaries of the site, is considered to be poorly related to the existing dwelling. It would also reduce the rear garden area and is considered to constitute an overdevelopment of the site, out of keeping with the character of the area. It is therefore contrary to saved policy D1 of the Havant Borough District-Wide Local Plan 1996-2011, which constitutes part of the Local Development Framework for the area, and National Planning Policy Statement 1 - Delivering Sustainable Development.

2 The proposed extension would be partly visible from neighbouring property and close to site boundaries, in particular from No. 7 Highland Road. The presence of window and door openings in the southern elevation facing the boundary with that property would be likely to give rise to additional noise, disturbance and loss of privacy to neighbouring residents. This is considered to be contrary to saved policy D1 of the Havant Borough District-Wide Local Plan 1996-2011, which constitutes part of the Local Development Framework for the area, and National Planning Policy Statement 1 - Delivering Sustainable Development.

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.

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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.

Mrs J A Batchelor
Head of Development & Technical Services

31 August 2010

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