Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Bramley Property Development
Straightpoint Building
Clovelly Road
Southbourne
Hants
PO10 8PE

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

Application Number: APP/11/00278
Site Address: Land to rear of 31 North Crescent, Hayling Island, PO11 9LR
Proposal: Erection of 1No. 2 bed detached bungalow with new vehicular access onto Norman Road, with cycle & bin stores. (Resubmission.)

Further to your application received on 15 March 2011, which was valid from 08 August 2011, 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 Having regard to the size and shape of the plot, its relationship to adjoining properties and the proximity of mature trees, the proposed development would result in a cramped and contrived layout, detrimental to the visual amenities and character of the area, and upon the amenities of the future occupiers of the proposed dwelling. As such the proposal is 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 layout and siting of the proposed development would result in trees important in the local landscape and subject to a Tree Preservation Order being located such as to have an excessive and over-bearing impact on amenities otherwise enjoyed by occupiers of the development, thereby putting at undue risk the long term conservation of the trees. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

3 The proposal, without completion of the appropriate binding arrangements, is contrary to the Council's approved Green Transport Infrastructure policy which, in accordance with Planning Policy Guidance 13, seeks to secure an appropriate balance between the individual use of the motor car and a more sustainable transportation system. The development proposed would continue to place unfettered reliance upon the use of the private motor vehicle without contributing to local improvements, which will promote alternative modes of travel. The proposal is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

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.

Mr Chris Murray
Service Manager (Planning Development)

03 October 2011

Our Ref: APP/11/00278