

To:
Mr & Mrs A J Shultz
38 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/11/00958

Site Address: 38 Haven Road, Hayling Island, PO11 9RY

Proposal: Variation of Condition 2 of Planning Permission 00/53474/004 to allow occupation of one caravan (Plot 4) between the months of January and March.

Further to your application received on 29 March 2011 which was valid from 24 May 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 The proposal would result in the year round occupancy of one of the caravans which would have a prejudicial effect on the tourist facilities within the area and would be contrary to policy DM4 of the Havant Borough Core Strategy 2011, which forms part of Havant Borough Local Development Framework and Planning Policy Statement 4.
- 2 The Environment Agency advises that the proposed development lies in a flood zone 2. In the absence of a Flood Risk Assessment, it has not been demonstrated that the development would not present a risk to the health and safety of the occupiers and the development would in addition be likely to pose an additional workload and risk to the emergency services in the event of sea flooding. The proposal is therefore contrary to policies CS15 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 25.

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, which forms part of 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

19 July 2011