Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr J Groom
John Groom Chartered Architect
32A High Street
Emsworth
Hants
PO107AW

For: Mr J Thomson

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/58782/006
Site Address: Kingsey House, 52 Havant Road, Emsworth, PO10 7JG
Proposal: Demolition of existing coach house and erection of a two storey 3 bay garage block with studio above.

Further to your application received on 11 January 2010, 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 proposed development would have, by reason of its size, siting and design, an overbearing impact upon the amenities of the neighbouring property at Southview. The proposal would therefore be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, CC6 of the South East Plan 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.

Our Ref: 10/58782/006

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

13 April 2010

Our Ref: 10/58782/006