Havant BOROUGH COUNCIL

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To:
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For: Mr J McMahon

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

Application Number: APP/11/01803
Site Address: 20 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Three storey rear extension incorporating first floor rear terrace and balcony over existing garage. Second floor extension to provide additional living accommodation. Cladding to first and second storeys with timber weather boarding.

Further to your application received on 23 November 2011 which was valid from 29 November 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 proposed development by reason of its height, curved design and prominent location on the edge of the Chichester Harbour Area of Outstanding Natural Beauty would be an incongruous feature which would have a detrimental effect on the visual character of the area. The proposal is therefore contrary to policies CS16 and DM8 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1 and Planning Policy Guidance 13.

2 The proposed section of balcony on top of the existing garage is likely to give rise to direct overlooking of no. 21 Sandy Beach Estate to the detriment of the amenities of the occupants of this 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.

3 The Environment Agency advises that the proposed development lies in a flood zone 2/3. 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 policy 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, 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)

24 January 2012

Our Ref: APP/11/01803