



Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax (023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Mr A Goldring
7 Fraser Road
Havant
Hants
PO9 3EJ

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

Application Number: APP/10/01031

Site Address: 7 Fraser Road, Havant, PO9 3EJ

Proposal: Replacement of existing first floor window with larger window to rear elevation to allow for maintenance of roof and to provide emergency exit. (Retrospective application).

Further to your application received on 20 December 2010 (which was valid from 11 January 2011) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The enlargement of the central window at first floor level within the southern elevation of the dwelling house enables unrestricted access to the flat roof area enclosed by railings, thus enabling the roof area to be used as a balcony and would therefore give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. The development is therefore contrary to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Policy CC4 of the South East Plan, and Planning Policy Statement 1.

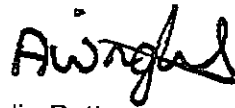
In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework, (as amended by plans and documents received on) (and) (as supplemented by additional information and/or plans received on).

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

28 March 2011