Havant BOROUGH COUNCIL

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To:
Mr P Walker
Island Design
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Dymock

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

Application Number: APP/11/01273
Site Address: The Shambles, Selsmore Road, Hayling Island, PO11 9JY
Proposal: Single storey side extension and garage conversion to form additional accommodation.

Further to your application received on 25 July 2011, 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 enlargement of the existing garage to form additional ancillary accommodation, by reason of its width and design relative to the scale and appearance of the existing building would be harmful to the character and appearance of the existing property and the visual amenities of the area contrary to policy CS16 of the Havant Borough Core Strategy which forms part of the Local Development Framework and Planning Policy Statement PPS1.

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.

Our Ref: APP/11/01273

Julia Potter
Executive Head of Planning and Built Environment

15 September 2011

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