



To:
Mr Francis
67 St Marys Road
Hayling Island
Hants
PO11 9DB

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

Application Number: APP/11/00122

Site Address: 67 St Marys Road, Hayling Island, PO11 9DB

Proposal: Construction of first floor rear extension.

Further to your application received on 07 February 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:

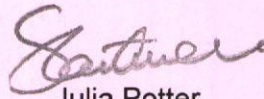
- 1 The proposed development, by reason of its size and position would create an overbearing form of development when viewed from No.69 St Marys Road to the north east and would give rise to overshadowing and loss of light to the detriment of neighbouring amenities. This would be contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and national 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 Core Strategy 2011, forming part of the Havant Borough Local Development Framework, as amended by plans received on 21 March 2011 and as supplemented by additional information received on 02 March 2011.

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

04 April 2011