Havant
BOROUGH COUNCIL

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To:
Mr Ellis
Southern Planning Practice Ltd
Youngs Yard
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SO21 1NN

For: Swanmore Homes

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00699
Site Address: 32 Park Lane, Bedhampton, Havant, PO9 3HL
Proposal: Two storey dwelling.

Further to your application received on 29 September 2010 which was valid from 12 October 2010 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 position would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. It 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, Policy CC6 of the South East Plan, and Planning Policy Statements 1 and 3.

2 The proposed development would constitute an undesirable over-intensive use of the site which would have an adverse effect on the amenities of the occupiers of the existing property, property to the rear of the site and the future occupants of the proposed dwelling. It 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, Policy CC6 of the South East Plan, and Planning Policy Statements 1 and 3.

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.

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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

07 December 2010

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