Havant BOROUGH COUNCIL

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To:
Miss Mann
Anglian Home Improvements
Cons Admin Department
PO Box 65
Norwich, Norfolk
NR6 6EJ

For: Mrs Spencer

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

Application Number: APP/11/01532
Site Address: 31 Bridgefoot Path, Emsworth, PO10 7EB
Proposal: Replacement of existing window with bay window to front elevation.

Further to your application received on 11 October 2011 which was valid from 08 November 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 bay window by reason of its detailed design, which includes a central top hung night vent rather than full height casements would adversely affect the character and appearance of this property to the detriment of the setting of this part of the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty contrary to policies CS11 and CS12 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statement 5.

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.



Mr Chris Murray
Service Manager (Planning Development)

20 December 2011