Havant
BOROUGH COUNCIL

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To:
Mr G J Duffett MBIAT
2 Church Orchard
St Peters Road
Northney Hayling Island
Hants
PO11 0RT

For: Mr R Lucas-Smith

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

Application Number: APP/11/00014
Site Address: 53 Wheatlands Avenue, Hayling Island, PO11 9SQ
Proposal: Two storey side extension and replacement of existing flat roof with tiled pitch roof.

Further to your application received on 29 December 2010 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 bulk and height adjacent to the modestly proportioned neighbouring properties, 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 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.

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*

23 February 2011

Our Ref: APP/11/00014