Havant
BOROUGH COUNCIL

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For: Mr R Dyer

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/50091/008
Site Address: 27 Lower Grove Road, Havant, PO9 1AS
Proposal: Erection of 1No. 1 bed bungalow with access to Orchard Road.

Further to your application received on 03 March 2010, which was valid from 24 March 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 subdivision of the site would, by reason of the arrangement of the proposed property within the plot available to it and the proximity of the building to the site boundaries, give rise to a cramped and incongruous form of development that would be out of keeping with the spatial characteristics of existing properties in the surrounding area. As a result, the proposal would be contrary to the National Guidance contained within Planning Policy Statements 1 and 3, Policies CC6 and BE1 of the South East Plan, and Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

2 The proposed development would constitute an undesirable over intensive use of the site which would not provide satisfactory living conditions for the occupants. The proposed development would therefore conflict with the National Guidance contained within Planning Policy Statements 1 and 3, Policy CC6 of the South East Plan, and Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that provision is made from new development towards improvements to the transport infrastructure. The proposal is therefore contrary to Policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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.

Mrs J A Batchelor
Head of Development & Technical Services

19 May 2010

Our Ref: 10/50091/008