Havant
BOROUGH COUNCIL

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To:
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For: Mr R Smith

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/72708/000
Site Address: 18 Knox Road, Havant, PO9 1NP
Proposal: Demolition of existing dwelling and erection of 12 No. 1 bed flats to provide supported housings with associated car parking, landscaping and new access to Meyrick Road.

Further to your application received on 19 March 2010, which was valid from 22 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 proposed development by reason of its scale, mass, design and layout would constitute an overdevelopment of the site, giving rise to an inappropriate and incongruous feature within the streetscene which would be harmful to the visual amenities of the area and the outlook of adjoining residents, and which would not provide or enable good access for the occupiers to open amenity or recreational space. The proposal is therefore 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, Policies CC1, CC6 and BE1 of the South East Plan, and Planning Policy Statements 1 and 3.

2 The location of the proposed parking areas is likely to give rise to an unacceptable level of noise and disturbance which would have an adverse effect on the quiet enjoyment of the gardens to the rear of No's 16 and 16A Knox Road, and No. 15 Meyrick Road. The development would therefore be contrary to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 3.

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 the provision is made from new development towards improvements to the transport infrastructure. The proposal is therefore contrary to saved 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.

for

Julia Potter
Executive Head of Planning and Built Environment

06 December 2010

Our Ref: 10/72708/000