Havant
BOROUGH COUNCIL

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To:
Mr Lui
Archiplus Ltd
1 Manor Road
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For: Mr Cox

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

Application Number: APP/11/00145
Site Address: 43 Elm Close Estate, Hayling Island, PO11 9AT
Proposal: Loft conversion incorporating raised roof ridge extending over rear extension and rooflights to east and west roof slopes.

Further to your application received on 10 February 2011 which was valid from 17 February 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 development would result in an excessive building bulk and overlooking window close to the neighbouring residential property to the north, and with rooflights causing overlooking of the neighbouring property to the west. This is detrimental to the visual outlook and amenities of neighbouring occupiers. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework 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 Core Strategy 2011, which forms part of the 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.

Our Ref: APP/11/00145

(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

09 May 2011

Our Ref: APP/11/00145