Havant
BOROUGH COUNCIL

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To:
Mr G Duffett
2 Church Orchard
St Peters Road
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For: Mr A Vine

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

Application Number: APP/11/00107
Site Address: 62 Bedhampton Road, Havant, PO9 3EY
Proposal: Change of use from B1 (office) to C3 (dwelling) first floor 1 bed flat.

Further to your application received on 01 February 2011 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 On the basis of the limited information available to the Local Planning Authority, it is considered that the proposed change of use would result in the loss of class B employment floor space which has not been demonstrated to be no longer fit for purpose and financially unviable. The proposal is therefore contrary to policy DM3 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

2 It has not been satisfactorily demonstrated that the proposed development wouldn't be adversely affected by the potential noise pollution from the adjacent employment premises. The proposal is therefore contrary to policy CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 24.

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.

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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

29 March 2011

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