Havant
BOROUGH COUNCIL

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To:
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For: Mr B Shepherd

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

Application Number: APP/10/00251
Site Address: Baptist Church Hall, North Street, Emsworth
Proposal: Demolition of single storey buildings, erection of new single storey church building and associated hard and soft landscaping.

Further to your application received on 07 June 2010, which was valid from 09 June 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 application site occupies a prominent position, close to the centre of Emsworth village. The proposed building, by reason of its form, materials and extent of unrelieved brickwork would not relate well to the distinctive character of its Emsworth village setting, which is more historic and intimate in scale. As such the development would conflict with saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework; Policies BE1, CC1 and CC6 of the South East Plan; Planning Policy Statement 1; and the emerging Havant Borough Core Strategy Policy CS16.

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, as amended by plans received on 05 October 2010.

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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

24 February 2011

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