Havant BOROUGH COUNCIL

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To:
Mr A Harris
WYG Planning
The Loft
St Clairs Farm
Wickham Road
Droxford
SO32 3PW

For: Wilson Designer Homes

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/56246/002
Site Address: 40 Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: Demolition of existing dwelling and erection of 1No. 4 bed detached house, 1No. 3 bed detached house and 2No. 3 bed semi detached houses with associated landscaping and car parking.

Further to your application received on 12 January 2010, which was valid from 26 January 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 Development of the site to the density proposed would amount to a cramped and congested layout, in that it would result in a predominance of buildings, hardstanding, provision for parking and a lack of landscaping detrimental to the character and appearance of the locality, contrary to saved Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

2 The proposed development would represent an unacceptable form of backland development which would have a detrimental impact upon the amenity of the occupiers of the neighbouring residential property (No.38 Hart Plain Avenue) and future occupants of the development. The development is therefore 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 Statement 1.

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.

Mrs J A Batchelor
Head of Development & Technical Services

23 March 2010

Our Ref: 10/56246/002