Havant
BOROUGH COUNCIL

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To:
Mr P Walker
182 Seafront
Hayling Island
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PO11 9AN

For: Mr McAndrew

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

Application Number: APP/11/01046
Site Address: Land adj 4 Garden Close, Hayling Island, PO11 9AD
Proposal: Erection of 1No. 3 bed detached bungalow.

Further to your application received on 23 May 2011, which was valid from 27 May 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 The proposed new dwelling and associated parking spaces, by reason of its size and siting on this restricted plot would result in a contrived form of development that gives rise to a cramped and heavily built up appearance, which detracts from the character of the surrounding area and is out of keeping with the surrounding streetscene. This would be harmful to visual amenity and is contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

2 The proposal does not adequately provide for off-site infrastructure works, which would be necessitated by this development, and no mechanism to provide any financial contribution has been provided. The application is therefore contrary to policy CS21 of the Havant Borough Core Strategy 2011 which forms part of the 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.

Julia Potter
Executive Head of Planning and Built Environment

22 July 2011