Havant BOROUGH COUNCIL

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To:
Mr Huntley
RHPC
Stratfield House
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For: Hargreaves Properties Ltd

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

Application Number: APP/11/01270
Site Address: 4 Selbourne Road, Havant, PO9 1ND
Proposal: Change of use from mixed B1 and B8 use to A1 retail with new part glazed front facade to east and part south elevation.

Further to your application received on 22 July 2011 which was valid from 15 August 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 proposal would result in a loss of an existing employment site for which no evidence has been provided to show that the site is no longer suitable for employment purposes contrary to policies CS2 and DM3 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, Policy RE6 of the South East Plan and Planning Policy Statement 4.

2 The site lies outside of the defined town centre of Havant and no evidence has been submitted to indicate that there are no sequentially preferable sites available. The proposal could therefore detract from the vitality and vibrancy of the existing Town Centre contrary to policy CS4 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Policy TC2 of the South East Plan and Planning Policy Statement 4.

3 The proposal makes inadequate provision for servicing within the site, to the detriment of users of the adjacent highway contrary to policies CS20 and DM11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, and Planning Policy Guidance Note 13

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, 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.

Mr Chris Murray
Service Manager (Planning Development)

10 October 2011

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