Havant
BOROUGH COUNCIL

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To:
Mr Hole
St Catherines Point Limited
1 Wordsworth Road
Southampton
Hants
SO15 5LX

For: Mr Purkis

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/73774/000
Site Address: 7 St Georges Avenue, Havant, PO9 2RU
Proposal: Demolition of the existing residential property to allow for 1No. replacement 5 bed detached dwelling, including associated new vehicle access.

Further to your application received on 11 February 2010, which was valid from 18 February 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 The proposed development by reason of its size, bulk and design would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The development would therefore 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, CC6 of the South East Plan and Planning Policy Statement 1.

2 The proposed development would result in an excessive building bulk adjacent to existing residential properties, detrimental to the visual outlook and amenities of the occupier of this property. The development would therefore 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, CC6 of the South East Plan and Planning Policy Statement 1.

3 The proposal, without completion of the appropriate binding arrangements to secure a green transport contribution, is contrary to saved Policy T10 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

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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

15 April 2010

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