

To:
Miss L Smith
40 Stakes Hill Road
Waterlooville
Hants
PO7 7HY

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00805

Site Address: 40 Stakes Hill Road, Waterlooville, PO7 7HY

Proposal: Change of use of part of dwelling from Class C3 to Class D1 (Day Care Service for elderly persons.)

Further to your application received on 27 October 2010, Havant Borough Council as Local Planning Authority **Refuses Planning Permission** for the above proposal.

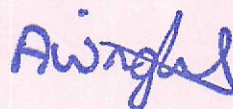
The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed change of use of the premises would give rise to additional vehicular movements to and from the site and insufficient information has been submitted by the applicant to demonstrate that there is adequate provision of car parking on site and that the increase in vehicular movements would not interrupt the free flow of traffic detrimental to highway safety. The proposal is therefore contrary to saved Policy T9 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.
- 2 The proposed use of the premises would constitute an undesirable over-intensive use of the site which would have an adverse effect on the amenities of occupiers of adjacent properties. The proposal would therefore be 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, Policies CC1, CC6 and BE1 of the South East Plan, and Planning Policy Statements 1 and 3.
- 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, and Planning Policy Guidance 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 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

17 December 2010