Havant
BOROUGH COUNCIL

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BH2 6LA

For: Mr P Mitson

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00647
Site Address: 64 Hazleton Way, Waterlooville, PO8 9BT
Proposal: Erection of 4No. detached dwellings following removal of existing Public House car park and service buildings.

Further to your application received on 20 September 2010, which was valid from 13 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 Insufficient information has been submitted with regard to viability information and the nature and type of marketing the Public House has been subject to and it has not, therefore, been demonstrated that this building is no longer capable of serving local needs as a community use. The proposal is therefore contrary to saved Policy CS1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

2 Development in the manner proposed, by virtue of the height, mass and proportions of the dwellings, coupled with the narrow spacing between the dwellings, would result in a cramped and congested form of development which contrasts with the existing character of the local area and which would have an adverse effect on the visual amenities and character of Hazleton Way. The proposal is therefore contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies BE1 and CC6 of the South East Plan, and Planning Polilcy Statements 1 and 3.

3 The proposal would constitute an over-intensive use of the site in that the siting of the proposed car parking would dominate the frontage of the properties combined with the limited space around and between buildings would result in a cramped layout and have an adverse effect on the visual amenities and character of Hazleton Way. The proposal is therefore contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies BE1 and CC6 of the South East Plan, and Planning Policy Statements 1 and 3.

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

10 December 2010

Our Ref: APP/10/00647