

To:
Mrs Wood
Beau Rivage
Becquet Road
St Peter Port
Guernsey
GY1 2TH

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00778

Site Address: 34 The Kench, Ferry Road, Hayling Island, PO11 0DF

Proposal: Demolish existing bungalow. Construct 1No. single storey two bed detached bungalow.

Further to your application received on 22 October 2010 which was valid from 04 November 2010 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed structure would by reason of its resulting height, scale, mass, design and siting and plot coverage result in an overdevelopment of this small plot leading to a visually intrusive development, detrimental to the informal coastal character of The Kench and the Ferry Road street scene. As such the development would be contrary to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statements 1 and 7.

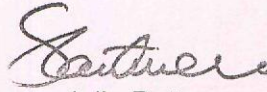
In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

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.

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- (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 December 2010