Havant
BOROUGH COUNCIL

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To:
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Thorns - Young
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For: Mr Mapleson

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00366
Site Address: 8 Hulbert Road, Havant, PO9 3TE
Proposal: Demolish existing garage. Construct two storey side extension with a rear dormer.

Further to your application received on 09 July 2010, which was valid from 30 July 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 addition does not relate well to the character of the existing property and would appear bulky and out of proportion, thereby adversely effecting the character and appearance of the property in the streetscene. As such, the proposal would be 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, and Planning Policy Statement 1.

2 By reason of its height, mass, bulk and proximity to the boundary, the proposed extension is likely to have an overbearing impact on the neighbouring property. As such, the proposal would be 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, and Planning Policy Statement 1.

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

20 September 2010