Havant
BOROUGH COUNCIL

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To:
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For: Mr D Carter

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00776
Site Address: Land adjacent 62 Oracle Drive, Waterlooville
Proposal: Change of use from amenity land to private garden.

Further to your application received on 18 October 2010 which was valid from 16 November 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 land including the erection of 1.8 metre close boarded fencing, would have a detrimental effect on the open and spacious character of the area and would therefore be contrary to saved policies D1 and D3 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 The proposed change of use of land including the erection of 1.8 metre close boarded fence, would create a narrow alleyway with little natural surveillance which would increase the opportunity for crime in the area. The proposal would therefore be contrary to saved policies D1 and D3 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.

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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

11 January 2011