Havant
BOROUGH COUNCIL

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To:
Mr P Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Vine

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00184
Site Address: 44 Bembridge Drive, Hayling Island, PO11 9LU
Proposal: First floor extension to form two storey house and balcony.

Further to your application received on 25 May 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 development by reason of its bulk, height and prominent location would be an incongruous addition as seen from the public promenade, detrimental to the visual amenities of this coastal frontage. The development is therefore contrary to saved Policy D1 of the Havant Borough District Wide Local Plan, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

2 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupiers of that property. 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, and Planning Policy Statement 1.

3 The proposed windows on the first floor side elevations are likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. 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, 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.

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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 July 2010

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