

To:
Mr A Talbot
Southsea Mortgage & Investment Company Ltd
Ground Floor, Block D
Langstone Gate Solent Road
Havant
PO9 1TR

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00020
Site Address: 137 Elm Grove, Hayling Island, PO11 9ED
Proposal: Change of use of ground floor shop to 1 bed flat.

Further to your application received on 07 April 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 change of use would result in the loss of a retail floor space situated within a designated District Centre which would have an adverse impact on the retail character and vitality of this shopping centre. The proposal is therefore contrary to saved Policy TC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 4.

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

02 June 2010