Havant
BOROUGH COUNCIL

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To:
Mr P Callaway
Peter Barry Designs
11 Swallow Close
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For: Dr A Wilcockson

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/70226/004
Site Address: 19 Castle Avenue, Havant, PO9 2RY
Proposal: Construction of 2No. bay car port and integrated single garage.

Further to your application received on 05 February 2010, which was valid from 12 February 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 building would by reason of its siting, size, height, mass, bulk and impact on boundary trees/vegetation result in a development intrusive in the street scene and harmful to the character and visual amenities of the area. The development is therefore contrary to saved Policies D1 and L6 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 building would by reason of its siting, size, height, mass, bulk and effect on boundary trees/vegetation result in a development which would have an overbearing and unneighbourly impact on the residential amenities of the occupants of the property to the north. The development is therefore contrary to saved Policies D1 and L6 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

08 April 2010

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