Havant
BOROUGH COUNCIL

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To:
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For: Mr Town

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00550
Site Address: 3 Wallis Gardens, Waterlooville, PO7 7SA
Proposal: Part single storey and part two storey rear extension including dormers. Front extension and covered way to detached garage. (Retrospective application.)

Further to your application received on 23 August 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 two storey rear extension, including a large side dormer in the north elevation, would result in an excessive bulk adjacent to No. 2 Wallis Gardens. This is considered to be an overbearing form of development, resulting in reduction in light reaching the neighbouring property. It 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.

2 In the absence of restrictions regarding obscure glazing and opening, the dormer bedroom window in the south west elevation, due to its prominent position upslope of the neighbouring property at No. 4 Wallis Gardens, has a direct line of sight across a substantial part of the neighbouring garden, and is considered to be harmful to neighbouring privacy 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 In the absence of restrictions regarding obscure glazing and opening the new (and proposed) dormer WC window(s) in the north east west elevation, due to their proximity to No. 2 Wallis Gardens, is (and would be) visible from the area immediately top the rear of the neighbouring house and is considered to be harmful to neighbouring privacy 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.

Julia Potter
Executive Head of Planning and Built Environment

07 January 2011