



To:
Mr G Hellyer
102A London Road
Cowplain
Waterlooville
Hants
PO8 8EW

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00652

Site Address: 102A London Road, Cowplain, Waterlooville, PO8 8EW

Proposal: Single storey extension and conversion of garage to form annexe.

Further to your application received on 21 September 2010 which was valid from 09 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 annex by reason of its substantial size, scale, internal room layout and location is considered tantamount to a separate unit of accommodation which would be out of keeping with the character of the area. It would constitute an undesirable form of tandem or backland development and over intensive use of the site, creating likely additional activity, noise and disturbance which would have an adverse effect on the amenities of both existing and future occupiers. As such the proposal would be 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 The proposed annex by reason of its substantial size, scale and proximity to neighbouring properties would constitute an intrusive and overbearing form of development which would be detrimental to the visual amenities of the nearby properties. As such the proposal would be 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

22 December 2010