Havant
BOROUGH COUNCIL

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To:
Mr Murray
i J Murray Associates Ltd
173 Rushdene Havant Road
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PO11 0LF

For: Mr Haffenden

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Refusal of Planning Permission

Application Number: APP/11/00037
Site Address: 66 Sinah Lane, Hayling Island, PO11 0HJ
Proposal: Erection of detached double garage. (Revised application.)

Further to your application received on 11 January 2011, 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 layout and siting of the proposed garage (as shown in Plan A101) would be likely to result in damage to trees important in the local landscape and subject to a Tree Preservation Order. As such the proposal would be contrary to policy DM8 of the Havant Core Strategy, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

2 The proposed garage by reason of its size and prominent forward siting of the main dwelling would result in a visually intrusive and un-neighbourly addition to the street detrimental to the character of the road and to the outlook and visual amenities of neighbouring occupiers. The proposal is therefore contrary to policy CS16 of the Havant Core Strategy 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 policies of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework, and National Policy Guidance, as amended by plans received on 8 February 2011 and 24 February 2011.

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

08 March 2011