Havant
BOROUGH COUNCIL

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To:
Mr P Walker
182 Sea Front
Hayling Island
Portsmouth
Hants
PO11 9AN

For: Mr Cassidy

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00300
Site Address: 158 Sea Front, Hayling Island, PO11 9HP
Proposal: Loft conversion incorporating dormers to front and rear, new balcony and garage conversion.

Further to your application received on 21 June 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 roof alterations and dormer windows would have a detrimental effect on the appearance of the building and the character of the streetscene, and would therefore have an adverse effect on the visual amenities of the area. This is 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 development by reason of its bulk, height, design and prominent location would be an overbearing and unneighbourly form of development to the detriment of the amenities of the neighbouring residents to the east and west. This is 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, as amended by plans received on 12 August 2010.

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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

10 September 2010

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