Havant
BOROUGH COUNCIL

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To:
Mr Jupp
Stephen Jupp MRTPI
348 Chichester Road
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For: Mr & Mrs Symmonds

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/51627/000
Site Address: 45 Rails Lane, Hayling Island, PO11 9LH
Proposal: Erection of 1No. 1 bed detached bungalow to rear.

Further to your application received on 12 January 2010, which was valid from 22 January 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 development would conflict with the established pattern of residential development on the western side of Rails Lane. By reason of its backland, or 'tandem' form, combined with the narrowness of the plot and the location of the proposed dwelling, parking and acces way, close to site boundaries, it would result in a cramped form of development. This would be harmful to the character, appearance and amenities of the area, including impact on neighbouring residents and occupiers of the proposed bungalow. The development is therefore contrary to saved Poicy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 3.

2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. The proposal is therefore contrary to saved Policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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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.

Mrs J A Batchelor
Head of Development & Technical Services

19 March 2010

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