Havant
BOROUGH COUNCIL

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To:
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Les Weymes Planning Consultancy Ltd
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For: Ravenswood Developments Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: APP/10/00890
Site Address: Land adjacent 2 New Road, Havant, PO9 1DE
Proposal: Construction of 1No. 2 bed dwelling and 2No. 1 bed flats with new access to New Road, associated car parking, bin storage and cycle storage.

Further to your application received on 12 November 2010 which was valid from 17 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 site is located in close proximity to the Portsmouth to London (Waterloo) railway line and to the B2149 (New Road) and the levels of noise recorded on the site indicate that it falls with Noise Exposure Category (NEC) C of Planning Policy Guidance Note 24, Planning and Noise and as such, planning permission for housing should not normally be granted. In addition the levels of noise, dust and vibration affecting the site in association with the design of the flats proposed, which are limited in terms of both internal and external amenity space, would result in an unacceptably poor living environment for the occupiers of the proposed residential units. As such, the proposal would be contrary to Planning Policy Guidance 24 (Planning and Noise), Policy CC1 and CC6 of the South East Plan and saved policy D1 of the of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

2 The proposed development by reason of its poor quality design and prominent location would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. As such the proposal is contrary to , Policy CC6 and H5 of the South East Plan and 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.

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3 Having regard to the size and shape of the plots, the proposed development would result in a cramped and contrived layout that would have an adverse impact on the amenities of the future occupiers of the proposed dwellings. As such the proposal is contrary to , Policy CC6 and H5 of the South East Plan and 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.

4 The proposal, without completion of the appropriate binding arrangements, is contrary to the Council's approved Green Transport Infrastructure policy which, in accordance with Planning Policy Guidance 13, seeks to secure an appropriate balance between the individual use of the motor car and a more sustainable transportation system. The development proposed would continue to place unfettered reliance upon the use of the private motor vehicle without contributing to local improvements, which will promote alternative modes of travel. The proposal is therefore contrary to saved Policy T11 of the Havant Borough District-Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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

12 January 2011

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